

KAUA‘I PLANNING COMMISSION
REGULAR MEETING
March 28, 2017

The regular meeting of the Planning Commission of the County of Kaua‘i was called to order by Chair Keawe at 9:01 a.m., at the Līhu‘e Civic Center, Mo‘ikeha Building, in meeting room 2A-2B. The following Commissioners were present:

Chair Kimo Keawe
Mr. Roy Ho
Mr. Wayne Katayama
Mr. Sean Mahoney

Absent and Excused:
Ms. Kanoe Ahuna
Ms. Donna Apisa
Ms. Glenda Nogami Streufert

The following staff members were present: Planning Department – Michael Dahilig, Leslie Takasaki, Marie Williams, Alex Wong; Office of the County Attorney – Deputy County Attorney Jodi Higuchi Sayegusa; Office of Boards and Commissions – Administrator Jay Furfaro, Commission Support Clerk Darcie Agaran

Discussion of the meeting, in effect, ensued:

CALL TO ORDER

Chair Keawe called the meeting to order at 9:01 a.m.

ROLL CALL

Planning Director Michael Dahilig: Commissioner Streufert. Vice Chair Ho.

Mr. Ho: Here.

Mr. Dahilig: Commissioner Ahuna. Commissioner Mahoney.

Mr. Mahoney: Here.

Mr. Dahilig: Commissioner Katayama.

Mr. Katayama: Here.

Mr. Dahilig: Commissioner Apisa. Chair Keawe.

Chair Keawe: Here.

Mr. Dahilig: Mr. Chair, you have four (4) members present.

Chair Keawe: Thank you.

APPROVAL OF AGENDA

Chair Keawe: Move on to the minutes. Oh, excuse me. Approval of the agenda.

Mr. Dahilig: Mr. Chair, the Department would recommend no changes at this time to the agenda.

Chair Keawe: Can I have a motion?

Mr. Mahoney: Chair, move to approve the agenda.

Mr. Katayama: Second.

Chair Keawe: It's been moved and seconded. All those in favor? (Unanimous voice vote)
Motion carried 4:0.

MINUTES of the meeting(s) of the Planning Commission

Regular Meeting of February 28, 2017

Chair Keawe: Next item is approval of the minutes. We'll take them one at a time. The regular meeting minutes of February 28, 2017.

Mr. Mahoney: Chair, move to approve February 28, 2017 minutes.

Mr. Ho: Second.

Chair Keawe: Moved and seconded. Any discussion? (None) All those in favor? (Unanimous voice vote) Any opposed? (None) Motion carried 4:0. Thank you.

Contested Case Calendar of February 28, 2017

Chair Keawe: Contested Case Calendar of February 28, 2017.

Mr. Katayama: Move to accept.

Mr. Mahoney: Second.

Chair Keawe: It's been moved and seconded. All those in favor? (Unanimous voice vote)
Motion carried 4:0. Okay.

RECEIPT OF ITEMS FOR THE RECORD

Mr. Dahilig: Mr. Chair, we do not...we have testimony that has been submitted as part of Item E, but we will circulate those as it comes in. Right now there's approximately a hundred pieces of paper that we're duplicating, so when those come in, we'll distribute them to the commissioners.

Chair Keawe: Okay.

Mr. Dahilig: Other than that, we do not have any additional items for receipt of the record, Mr. Chair.

Chair Keawe: Okay.

HEARINGS AND PUBLIC COMMENT

Continued Agency Hearing (NONE)

Mr. Dahilig: Item F. This is Continued Agency Hearing. We have none.

New Agency Hearing (NONE)

Mr. Dahilig: No new agency hearings this morning.

Continued Public Hearing (NONE)

Mr. Dahilig: No continued public hearings, but we do have one (1) new public hearing.

New Public Hearing

Zoning Amendment ZA-2017-4: A bill for an ordinance amending Chapter 8 of the Kaua'i County Code (1987), as amended, to establish a zoning designation appropriate for any parcel encompassing a university or college campus = County of Kaua'i.

Mr. Dahilig: This is Zoning Amendment ZA-2017-4. A bill for an ordinance amending Chapter 8 of the Kaua'i County Code, as amended, to establish a zoning designation appropriate for any parcel encompassing a university or college campus. The applicant is the County of Kaua'i and there's a Director's Report pertaining to this matter.

Mr. Chair, the Department would recommend opening the public hearing on this item at this time.

Chair Keawe: We will open the public hearing on this item at this time.

Mr. Dahilig: Mr. Chair, the Department does not have anyone signed up to testify on Item F.4.a. Given that, the Department would recommend making a final call for any testimony and then closing the public hearing.

Chair Keawe: Is anybody in the audience here to testify on this particular zoning item? If not, we'll close the hearing on this item?

Mr. Dahilig: Yep.

Chair Keawe: Do I have a motion to close?

Mr. Mahoney: Chair, move to close the hearing.

Mr. Ho: Second.

Chair Keawe: It's been moved and seconded to close the hearing. All those in favor? (Unanimous voice vote) Motion carried 4:0.

All remaining public testimony pursuant to HRS 92 (Sunshine Law)

Mr. Dahilig: Thank you, Mr. Chair. We're on Item F.5. This is all remaining public testimony pursuant to HRS 92. I do have a number of testifiers signed up for the General Plan item under Item L.1.a. I would recommend, Mr. Chair, moving forward in the same manner that we did previously where we'd make a call whether they'd like to testify now or later.

Chair Keawe: Okay.

Mr. Dahilig: John Moore.

John Moore: Now.

Mr. Dahilig: Okay.

Mr. Moore: My name is John Moore. I'm the Director of the Hawaiian Sustainability Foundation. I've been a Policy Analyst in writing for the last 30 years. I'm here today on behalf of the Kaua'i Community Coalition to testify.

Number one, we asked the Planning Commission to ensure that our General Plan meets the Aloha+ Challenge. The Mayor has already agreed and signed on to the Aloha+ Challenge and the Aloha+ Committee is coming to Kaua'i in two (2) months to meet with members of the Planning Department and Ben Sullivan with the Mayor's Office. We ask that we delay action on the General Plan until we can meet with the Aloha+ Community and incorporate the suggestions and measures of the Aloha+ group into our General Plan.

Number two, we ask the Planning Commission to set up an ongoing executive committee on the quality of education on Kaua'i. We are very fortunate on this island to be blessed by brilliant, wonderful people. Bill Arakaki, who's our Superintendent, and Helen Cox, who's the Chair [sic] of KCC, are doing everything they can, but they need our support. They need to work with the County, they need to work with the citizens, and collectively, we should come up with a plan with them to make education a higher priority and higher quality on our island, including graduate programs so our students don't have to leave the island to go off to college and people from around the world can come to the island to go to college.

Number three, we ask the Planning Commission to ask the Planning Department to work with us and KCC and other groups that are already working together on holding a vision summit and a solutions lab. We feel that if we bring all the leaders of the State departments and PMRF and the County departments, as well as concerned citizens together, then we can come up with a better vision and solutions; practical, best practiced solutions for our island.

And finally, as I asked once before as the Director of the Subcommittee on Transportation, we ask that the Planning Commission set up a transportation committee. Now, the Planning Department mentioned that the County Council had set up a transportation committee at one time that served that purpose, but they no longer meet; they haven't met for a very long time. We have bridges that are ready to collapse, we have a backlog in Kapa'a which everyone knows about, and with the added resorts that are scheduled to come online, we could have a complete catastrophe in Kapa'a. So, in order to avoid catastrophe of bridges falling, as well as the gridlock that would ensue when the resorts open up in Kapa'a, we ask that a transportation committee made up of citizens, DOT, the State, PMRF...everybody work together to resolve this as quickly as possible, and these suggestions be included in the General Plan. Thank you.

Chair Keawe: Thank you.

Mr. Dahilig: Anne Walton. Testify now or later?

Anne Walton: I'll go later.

Mr. Dahilig: Okay. Leonard Peters.

Leonard Peters: Hi. Good morning. My name is Leonard Peters. I'm a father of seven (7) and a grandfather of four (4) with one (1) on the way. I'm here on behalf of those seven (7) and the kids that the...the families that they are about to raise. I'm here to voice my opinion about affordable housing. I'm encouraged by the new inventory of housing that is coming to Kaua'i, but I want to let you know that \$400,000 is not what I consider affordable for my kids and their kids. I don't see that improving at all if we do nothing, and I'm here to voice my support of affordable housing in that we need not make the mistake of not developing because we have other issues with infrastructure. Projects like Hokua Place, I support because it will add more inventory to our market in hopes of driving those prices down so that my kids and their kids can live here on Kaua'i. You know, I wake up every morning, I walk outside my house, there's a single mom with her daughters living in a tent because she has nowhere else to go. It's expensive out there. It's expensive out there. We've offered our home. There are places too

full, so that's why I'm here; to support affordable housing and projects like Hokua Place. Thank you.

Chair Keawe: Thank you very much.

Mr. Dahilig: William Chang.

Milton Ching: Aloha Kakahiaka. My name is Milton Ching. I submitted testimony to the Commissioners this morning. I'm in support of Hokua Place. My testimony is very brief. I'm here on behalf of those that cannot be here to speak for affordable housing. So I ask the Honorable Commissioners to consider the proposal to the General Plan. Thank you very much and mahalo.

Mr. Keawe: Thank you.

Mr. Dahilig: Felicia Cowden.

Felicia Cowden: Aloha, I'm Felicia Cowden. Today I want to really speak in broad brushstrokes. As you know, I've followed the General Plan pretty much through this whole process and there's something I'm uncomfortable with. I want to say Kaua'i has a very polite culture and the General Plan Update is almost too polite for an honest conversation. When I really reflect on what's happening, we have two (2) main legs in our economy; both the visitor industry and land development. At its present rate, it works together to drive out the residential population off the island. The best paying jobs that we have replace the population and a decent living is best earned in ways that exploit the island. So as people come on vacation, that's where they go out to show which houses to buy and things like that, so then we get these new residents that, basically, are non-residents; some might live here, most don't, but they are resented. They've been invited over, sold something very expensive, and then not welcomed. I would say that the north shore is Exhibit A in this problem. Our visitor industry no longer really provides a downtime. February looked as busy as what July can often look like and rush hour traffic in Hanalei can require more than 30 minutes to get from Hanalei up to Princeville, which is really about 3 miles away. When I'm down there and around, about half the people on the street, shops, and beaches don't even live here. So the houses which are mostly sold to people who are from somewhere else, regardless of where they're born...I wasn't born here; I'm not, not recognizing that I'm part of the group that has come though I came as a worker 34 years ago. Now we're selling houses to people who have to make their money from somewhere else and they come. So when I look at the General Plan Update, it ignores the fact that, you know, our thriving economy...when we have a thriving economy here, it just functions like a conveyor belt of pushing generational residents, especially, away.

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Ms. Cowden: So on our current trajectory, we will be a west coast suburb for the rich and those who wash their cars. And that's what it feels like, to the most part, on the north. Thank you.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Councilwoman Yukimura.

Chair Keawe: Councilwoman Yukimura.

Councilwoman JoAnn Yukimura: Chair Keawe and members of the Commission, good morning. Thank you for this opportunity to testify. I appreciate the opportunity to speak sooner than later since my dad is in the hospital and I need to go over there. But I'm here, actually, on his behalf, too. He's 96 years old and he's seen many, many changes to the island; some of them good and some of them not so good. The whole purpose of the General Plan is so that we can have good change and not really be inundated by bad change that is uncontrollable and that is not serving the needs of our residents, and that's why that plan is so important and that's why I'm here this morning, too. And I have to say, I'm seeing just the bare majority of the Planning Commissioners here and I'm really sorry, I'm sure they have good excuses, but on such an important subject, we really need full dialog.

You know, today's front page has a quote from Phil Fudge about two (2) people born...everyday on Kaua'i two (2) people are born and one (1) person moves to Kaua'i. Well, that doesn't...and that seems to confirm, you know, the thrust of the General Plan that it's more for internal growth than for growth from the outside. But we're not talking about what is the net of, you know, how many people born, how many people die, so what is the net of internal growth, and also, how many stay here and how many leave. Because, as has been pointed out throughout this discussion, most of the people who come in have the ability to stay here and are affecting those who live here and are born here who cannot often afford to stay here. So that raises the affordable housing question which has been very eloquently spoken of today and many, many times, but the General Plan is not really addressing the affordable housing problem. It does not address the fact that we can build housing – and I'm in favor of building housing – but in 10 years, they are at such a price that most people can't afford it. So what do we do with that housing that we require of developers, but in 10 years it's in the market; 10, 20 years. And we're backwards...going backwards instead of forward. There is not...that is not addressed in the General Plan. And I want to ask, how many of you have read through the whole General Plan? Okay. Well, I really commend you because I haven't even read it completely through; partly because I don't have time, but partly because it's not an easy thing to read through. It's very disorganized. It's hard to discern–

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Councilwoman Yukimura: –exactly what policy it is telling you, and if it's hard to read and disorganized... I will finish up.

Chair Keawe: Thank you.

Councilwoman Yukimura: Even though I don't...I mean, this kind of 3-minute dialog is not sufficient and that's why...and when you try to read the whole thing, it's just such a big bite to eat. We need to take one chunk, like growth management, and have a decent discussion about that so you understand how the General Plan is actually addressing the issue, or not. So I beg you to really think how to look at the process and what you need to do as Planning

Commissioners so you're not just rubberstamping a plan, but you're actually sending something to the Council that is really meaningful and gives good direction for the next 20 years to the leaders and to the public.

Chair Keawe: Thank you.

Councilwoman Yukimura: Thank you.

Mr. Dahilig: Jim Edmonds, now or later?

Jim Edmonds: Good morning and thank you. I'm Jim Edmonds. I'm an environmentalist. Somehow, at the same time, I ended up also being a real estate broker and, dare I say it, a developer. I could talk to you for at least 30 or 45 minutes on the benefits and the drawbacks of the Hokua Subdivision, but in our business, we've chosen to focus almost all of our efforts on helping local people find a home. We've also quickly learned that that ship has sailed; there are no homes for them. We've also learned that the term "affordable housing" on this island has become a sick joke. The next affordable houses that are going to be available after 14 years of work will be nearly a half a million dollars. Half the people on this planet want to move to this island now and most of them have more money than we do, so there are no reasonable places to live on this island. I can tell you horror stories about the rents that are being charged in our communities. So we've learned that the only way that we can truly help is to figure out how to build, not affordable houses, but truly affordable houses. This is going to take some work, but the problem is, if you start a large project now, as you guys know, it usually takes 5 to 20 years before it actually comes to fruition. When I was born, there were two billion people on this planet; right now we're heading toward eight billion people on this planet. When I was born, there were 39,000 people on Kaua'i, and right now we're guessing 72,000 people, which means we're actually doing pretty well in that frame. But as I understand it, only 7% of the land on this island can be developed, and that's all in a narrow strip along one of the most beautiful coastlines on the planet, so every tourist who comes here has such a hugely elevated value to the properties that are here. And we only have one (1) road. Where have you ever been that there's one (1) road? That's why we have terrible traffic. All of these issues will be solved over a period of time. It just takes good money, planning, and time. You are here, everyone is in this room because we all genuinely care about Kaua'i. We just have different opinions about how to solve it. What I'm going to ask is that everyone in this room try to be open-minded for just a moment; forget about the subdivision and just start to think about your island friends and neighbors. Our local families love each other so much and that's what really touches our heart about being on this island and in our home.

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Mr. Edmonds: But the multi-generational families that you know, are they being torn apart? Are they being driven off the island?

Chair Keawe: Can you wrap up your testimony, please?

Mr. Edmonds: Is it really more important for you to fight a subdivision than it is to think about the pain of your family friends? What we will do is we're working as a group of concerned citizens with the people of Hokua, who own Hokua, and they've agreed to analyze the affordable housing situation and we will work with them to try to help. And I am asking everyone to step forward and try to help bring this subdivision to fruition, but with truly affordable housing.

Chair Keawe: Thank you.

Mr. Edmonds: Thank you. And I have a sheet of suggestions for people – the way you can help with affordable housing – if you want to ask me for a copy today.

Mr. Dahilig: Lee, if we could, maybe, get that from the gentleman.

Lee Steinmetz: We have it.

Mr. Dahilig: Okay. Greg Allen, now or later?

Greg Allen: Later.

Mr. Dahilig: Joanne Allen, now or later?

Joanne Allen: Now. My name is Joanne Allen of Wailua and I want to...I brought a letter from Jeanne Childs that I want to read for her regarding Hokua Place, Kapa'a.

This support is strongly stated for this project for the following reasons: one, Kaua'i really needs housing. One of my children will be returning, one found housing on O'ahu. I've been a realtor for over 30 years and the biggest problem I have is finding affordable housing for my clients who are locals and others who need to find property that they can afford; too often this is not possible. Two, Hokua Place will be able to afford first-time apartments and houses. I expect it to be like Puhi is now. Puhi is so important for these very specific reasons. Three, also for the elderly. Hokua Place would be able to provide a project, perhaps, like Regency where our older citizens can move into when they need support in later years; this is so very needed. Four, traffic is a real problem in Kapa'a; however, Hokua Place has a traffic plan that benefits the immediate area and alleviates traffic to the roundabout. Five, what better place to raise kids than a residence near their school. Isn't that what was expected when the school was placed here? This project is very much necessary and I sincerely hope that our County will see that since this is so very needed, it will be passed and implemented ASAP. Thank you for your consideration to this matter. Sincerely, Jeanne M. Childs.

This is just a sample of the testimony Hokua Place has received. It's been my privilege to help gather the written testimony that the community has sent to Hokua Place, and I just want to publicly acknowledge those letters, which have been turned in to the Planning Department. Hokua Place has received overwhelming support from the community living right in the Kapa'a area. These are hardworking families who can't afford to breakaway to testify in the middle of the work day, so I want to thank the Commission for your consideration and attention to their letters. Thank you very much.

Chair Keawe: Thank you.

Mr. Dahilig: Bill Peterson, now or later?

Bill Peterson: Now. Good morning, members and thank you for allowing me to testify. My name is Bill Peterson. I'm a resident of Kapa'a, and a frequent resident of the traffic circle and some of the other places along the bypass trying to get into town. I did submit written testimony which is fronted with this picture of the traffic at the traffic circle, which is a fairly common occurrence. I do not oppose Hokua Place. I believe we do need sustainable housing, but as any real estate agent – and most of them have spoken this morning – will tell you, location, location, location. The current location is not bad, but until you can solve the existing traffic issue, you're just building yourself a big parking lot and it's not getting any better. My family has been here for close to 40 years and we've seen the traffic go from the dog sitting in the middle of the road waiting for a car to come by to what I can only call is a horrendous waiting system on the way into town. The Kapa'a crawl has got nothing but worse. We really need your help in Kapa'a. It's the center of the working population of this island and most of those people trying to get into Lihu'e to work at jobs are spending more time on that road, now, than they are working – that may be a slight exaggeration. (Laughter in background) I'm retired. I can choose when I go into town. But if I had to show up like I used to at PMRF every morning, it would be very difficult making that run every morning. Fortunately, I can do something about it for myself, but I can't do it for my neighbors. In the meantime, we're running out of housing. So there's really a couple of curves going on here: declining population of available housing, increasing population, and a lack of infrastructure that is strangling our highways. It all needs to be addressed. It can't be just kicked down the road hoping that we'll come up with a traffic solution in time to have this stream of new residents coming in because we're looking at 800 units, probably 2 cars per family unit, that's a minimum of 1,500 to 1,600 vehicles hitting that road every morning. It's already unsustainable. So, I would appreciate if the Commission would take that into their considerations because it's a difficult problem for everybody.

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Mr. Peterson: And even with the best of intentions on everybody's part, we need to come up with better solutions. Thank you.

Chair Keawe: Thank you.

Mr. Dahilig: Harvest Edmonds, now or later?

Harvest Edmonds: Now.

Mr. Dahilig: Ms. Edmonds, I notice that you're also signed up under Leilani Spencer.

Ms. Edmonds: Yes. She's here, but we weren't sure if she was going to be able to be here or not, so–

Mr. Dahilig: Okay.

Ms. Edmonds: Aloha. My name is Harvest Edmonds. My husband Jim and I own Emerald Isle Properties, and have for many years. Our company's mission – that we are very committed to – is to provide truly affordable housing as soon as possible to help alleviate the current housing crisis on Kaua'i. Though we are not in any way affiliated with Hokua, we believe that Hokua is the avenue to bring much needed housing to our island as soon as possible. I feel a bit unsettled giving my testimony today because I'm usually on the other side of issues regarding development on Kaua'i. Do I think we need more resorts and timeshares on Kaua'i? Absolutely not. Do I think we need some well-planned, truly affordable housing on Kaua'i? Absolutely. I totally understand why many here do not want Hokua to go through. There are many unresolved issues that need to be dealt with on the County- and State- level; the biggest one, of course, being traffic. This is an issue that is being worked on and that needs to be resolved, whether or not Hokua is built. But to me, the biggest crisis on Kaua'i right now is the lack of housing for our children as they become adults and want their own homes; for the many families who have been here for generations who have had to move to the mainland because there is not enough housing and what there is, is too expensive; for so many people who have been born here or who have lived here many years who cannot find a place to live. If Hokua is not kept on the General Plan, we will have lost a great opportunity to have a location right next to a town center where truly affordable housing can flourish. It is walkable, bikeable to markets, shops, beaches, restaurants, a school, a farmers market, and much more. Where else on this island is there such a perfect location? Really, where? I must say that I am not totally onboard with what the developers of Hokua have planned for this land. My dream is to see a much higher percentage of affordable homes and of different sizes and of mixed-use. There are many ways – and there are examples of this all over the country – to make the houses truly affordable, unlike Ho'oluana at Koheea Loa, which is the Hanamā'ulu project where affordable starts at almost a half of a million dollars. The developers are committed to being open to hearing ideas–

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Ms. Edmonds: That are out of the box on how to make this project to better serve our community. We must have more homes available that our local, Kaua'i residents can afford to buy.

Chair Keawe: Thank you.

Mr. Dahilig: Greg Bloss, now or later?

Greg Bloss: Now. Good morning. Thank you for letting me give my testimony this morning. I've never done this before. It feels like you're asking your future in-laws to marry their daughter or something (laughter in background) sitting here. I also appreciate the fact that I've been married 28 years. My wife and I have not agreed on everything over those 28 years and I realize, in this room, there's going to be lots of people with different opinions, but I appreciate the format where we can all come here and share our thoughts and our ideas, and hopefully give you the information you need to guide and direct our growth into a way that's good for our families. With that said...I made some notes here. I'm over 50 now, so I have to wear glasses, but the need for housing is not new news. I'm a real estate broker on this island; don't hold it against me. My wife is a labor/delivery nurse; hopefully that balances out. (Laughter in

background) Also, childbirth educator and the lactation consultant, so that kind of brings me up a couple notches, I think.

Anyways, I love working with local families. We're just closing a deal this Friday with a local family that listed their house since they moved to Las Vegas for the very same reasons – the affordability and worrying about their keiki and their kids being able to buy homes in the future. And then another local family, fortunately, was able to buy it and it was great to be able to facilitate and be a part of that. The traffic issues going in and out of all of our towns are also not a new problem; neither of these are new problems. These have both been problems in the whole 14 years that I've been blessed to be able to live here on this island and raise my kids. But it seems like what we have is the same old new news...the old news and that is it seems that we tend to...and I know that we don't completely ignore it, but from the outside it kind of feels like that because we don't see any real dramatic changes happening and creating affordable housing and also addressing our traffic issues. This type of...I don't want to say attitude, but this type of way of addressing these issues is certainly not working. These problems are the problems they were 14 years ago when I arrived on the island. It's just as well as they are today; problems exist. Currently, we have many – and I mean, seriously, many – situations in Kapa'a where people are paying \$900 to \$1,200 a month, not to rent a house, but to rent somebody's carport that's been converted into a studio, to rent someone's shed, to rent someone's garage, to rent out their...part of their house that has been converted into illegal living. It's...basically we have people living in a garage. I don't see that adding Hokua Place is going to add a tremendous amount of traffic because I believe a lot of the people that are already driving their cars in and out of Kapa'a will just now finally be able to afford to buy something that's actually nice and safe and a great place that they can raise their kids, whereas now they're not really given that affordability to do so. I also believe that it's smart growth, as you heard from the other testimonies. Having the ability...I mean, the concept–

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Chair Keawe: Wrap up your testimony, please.

Mr. Bloss: Okay. The concept of actually having sidewalks in a community where people can walk around seems like a novel concept, but I think it's an exciting thing. And having a community where you can walk to different things is a great opportunity. So anyways, I appreciate the time and I wish you guys the best of luck in your process of thinking this through. Have a great day and aloha.

Chair Keawe: Thank you.

Mr. Dahilig: Chris Bowman, now or later?

Chris Bowman: I'm going to testify for the Hokua as a positive. I moved here 15 years ago. I got married into the Ragsac clan. I'm here representing my family in Anahola. Around the kitchen table we talk a lot about (inaudible), the growth, but there needs to be growth, and this seems like smart growth to me. My family and I have been in the construction industry because

we do support slow and controlled growth. This being centrally located, we already have a lot of the infrastructure to take care of the place. I think it's the right thing to do. Thank you.

Chair Keawe: Thank you.

Mr. Dahilig: Carl Imparato, now or later?

Carl Imparato: Aloha, Commissioners. My name is Carl Imparato and I'm speaking on behalf of the Hanalei to Hā'ena Community Association. On January 31st, the Board of Directors of the Hanalei to Hā'ena Community Association submitted its comments regarding the January 2017 draft of the Kaua'i General Plan. On March 14th, we provided additional testimony that clearly shows that the Draft General Plan greatly understates both the current impacts of tourism and the amount of tourism growth that Kaua'i faces over the life of the proposed General Plan. We've already testified that ever-increasing growth and tourism is an existential threat to the character of the Hanalei, Wainiha, Hā'ena area and to the safety and quality of life of residents in the area. Tourist traffic is overwhelming our roads and bridges, beaches and parks, commercial centers, and neighborhoods. Expanding tourist activities and services are crowding out residence at beaches and parks. Rapid evacuation of the tsunami hazard zone isn't possible due to the very large and ever-increasing number of tourists and tourist vehicles west of Princeville. In short, our infrastructure is not capable of handling unlimited tourism growth, the area's rural character and quality of life are compromised by it, and safe evacuation of the tsunami zone is made impossible by it. We requested that the Draft General Plan be revised to include actions to protect the Hanalei, Wainiha, Hā'ena area, including resident only parking areas at parks, beaches, and neighborhoods impacted by non-resident parking; priority access for residents to campsites at crowded parks; and restricted tourist vehicle access on Kūhiō Highway beyond Princeville. But, Supplement Nos. 1 through 4 did nothing at all to address the problem of overwhelming tourism growth, nor did Supplement Nos. 1 through 4 respond to our requests that the Draft General Plan be revised to include policies to protect critical view plains, not encourage additional growth in hazard evacuation areas, encourage the State to not expand commercial activities at our parks and beaches, encourage the State to enforce existing regulations, encourage the State to institute traffic calming measures in our communities, and to defer to local communities' visions and desires regarding the nature and boundaries of our town centers, neighborhood centers, Neighborhood General and Neighborhood Edge designations, parking lots, multiple-use paths, and other local matters. As Supplement Nos. 1 through 4 have not responded in any significant way to the concerns we raised, we, therefore, request that you, the Planning Commission, take action to ensure that these concerns are addressed before you contemplate any approval of the Draft General Plan.

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Mr. Imparato: I'll finish. We remain genuinely interested in working collaboratively with the Planning Commission to ensure that the Final General Plan provides a meaningful set of policies and actions to protect our communities. Thank you for consideration of these concerns.

Chair Keawe: Thank you.

Mr. Dahilig: Gabriela Taylor, now or later?

Gabriela Taylor: Now, please. Good morning. My name is Gabriela Taylor and I'm going to mostly read this because I have a lot to say. Well over a hundred residents have already testified in the past against the Hokua Place development and all I can say is anybody who lives in Kapa'a does not – the ones that I know anyway and I've been here a long time – does not support the building of this; it's in the wrong place. Perhaps it could be successful someplace else, but this is going to ruin our lifestyle.

Okay, first of all, everybody is talking about affordable housing. Well, have they looked at the County affordable housing prices? I have, and I have a copy of it, which I've given to you here. According to the County affordable housing prices, a two-bedroom condo for a family earning \$59,000 would pay \$190,000 for the two-bedroom condo and a family making \$36,900 a year would pay \$87,600. According to the Hokua Place EIS, the market multi-family units are proposed to be sold in a range starting at \$250,000 to \$350,000; depending on the size and location. So if you subtract the...starting with \$250,000, which Hokua Place is proposed for the lowest one, you subtract \$87,600 from that that means anyone who buys that is being overcharged \$162,400. And single houses will sell for \$650,000 to \$950,000; only mainlanders can afford that. Kaua'i needs real affordable housing in the right place that's not going to ruin our lifestyle. We have – as many people have said – debilitating traffic, and I would say here, it is driving us crazy. We have a major problem in Kapa'a and by adding a potential 250,000 vehicles from Hokua Place onto the bypass and Kūhiō Highway, plus that from three (3) permitted hotels; nobody's mentioned that. There's three (3) hotels going up in the Wailua corridor. They've already started on one of them behind Longs, and then the Coco Palms and the other one are going to be built. So the Kapa'a crawl will come to a standstill if...and the DOT doesn't really have big plans for expanding the roads.

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Chair Keawe: Could you wrap up your testimony, please?

Ms. Taylor: Okay. I'd just like to say...also, it's affecting tourists. Tourists are writing to The Garden Island saying they're not coming back with all the traffic going through Kapa'a. It's an impact on the infrastructure; the water and the landfill capacities are full now. I would say, also, up-zoning from Ag to Urban is not a good idea; we need to grow food, we need to have food security on this island. It is extremely important as we go on with climate change.

Chair Keawe: Thank you for your testimony.

Ms. Taylor: Thank you very much.

Mr. Dahilig: Bruce Hart, now or later?

Bruce Hart: Now. Good morning, Commission. My name is Bruce Hart. I've lived here for 42 years; my mother lived here before that. I was homeless for 15 years, if that lends any credibility to my testimony. For the last, approximately, 3 years, I've confronted this issue at the County

Council. During that 3 years, I've attended at least 80% of all the Committee and Council meetings, and I've heard just about every government agency on this island, and some of them speak on the urgent need for housing. I don't think that any of you, or anybody in this room, doesn't realize that we need housing, but I'm going to step outside the box for a moment and I'm not going to blame this Commission or the government or put all the weight upon the government's shoulders to provide affordable housing. The issue of affordable housing is not one I can go into here. It has to do with inflation, a hidden (inaudible), and it's not a mystery but, again, I can't go into it now. Everybody ought to look into the issue of inflation. I would like to say that I've been familiar with Hokua Place when it was Kapa'a Highlands and that I do believe that it will alleviate some of the problem. Will it solve everything? No. So in general, I believe it's a good development; affordable housing. Again, it will alleviate some of the problem. I also happen to know Mr. Allen and his family, and have known them for some time. I know that he is a member of our community. He's raised his family here. He's a local businessman. He's not an outsider and he's trying to do what he can to help with the problem while still making a fair profit. There isn't anything wrong with that that I can see. If you take a look at the amenities that Mr. Allen is offering, I don't know what else we could ask for. One of the ones that's not commonly known is that Mr. Allen has offered land to this County for a new Kapa'a police station. We all know that the Administration is looking for a good area for a police station. He also offered land for a fire station. This is high ground. The police station—

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Mr. Hart: And the fire station would be out of that area. There are other amenities he's offered, also. Thank you.

Chair Keawe: Thank you.

Mr. Dahilig: Taylor Reid.

Taylor Reid: Leilani Spencer is going to go in my spot because she has to leave and then I'm going to speak.

Mr. Dahilig: You'll need to go now, ma'am, or we're going to skip you.

Ms. Reid: Good morning, Planning Commissioners and everyone here today. My name is Taylor Kaluahine Reid. I was born and raised on the north shore. I'm a communications graduate from UH. I moved back home with my real estate license with the intent of creating opportunities for local families to find decent homes at an affordable price, but this past year has been quite an education. I've come to find that there's no decent affordable housing for the people of Kaua'i. And as statistics continue to show, we'll almost definitely be saying farewell to more loved ones who can no longer pay \$1,500 for rent for a garage with a stove. Also, stop saying "affordable housing"; starting in the high \$400,000's, to who? Affordable is defined as when your housing cost is 30% of your income per year. And based on that, with the average medium household income on Kaua'i at \$63,000 a year, a truly affordable home for that family would be something more like \$225,000. I'm all about preservation and keeping the country, country. It's true we don't need any more resorts or timeshares for our more affluent visitors.

However, local people like myself, at 26-year old woman who works two (2) jobs to afford rent, let alone to afford life, I need something to change; we need something to change. There needs to be development of truly affordable housing that offers much needed stability, shared resources, and a strong network of neighborhood support. It is no easy task, and careful attention needs to be paid to the initiation and planning of new housing to ensure that local needs and housing conditions are fully assessed and deliberate on a basis of a clear vision. The creation of sustainable communities requires the collaboration of a number of public and private agencies, the establishment of integrated systems of management, and a delivery process which fully engages with existing and future residents. And if successful, the outcome will be places to live, which offer genuine choice and opportunity for Kaua'i families and individuals for generations to come. Thank you.

Chair Keawe: Thank you.

Mr. Dahilig: Leslee Doncosse or Darcosse.

Leslee Darcosse: Good morning. Thank you for giving us the opportunity to—

Chair Keawe: Can you speak up, please? Pull the mic closer. Thank you.

Ms. Darcosse: Thank you for giving us the opportunity to speak here this morning. I'm going to say a little different than what I wrote in my testimonial [sic], but I've been on the island (for) 40 years now and like the dog in the road, we had to wait 'til the dog got up and moved off the street before we drove by, so I understand traffic in Kapa'a. I live up in the Homesteads and one of the things that happens is I take Olohena down to...pass the middle school, and if I go in the morning when there's...and I have an appointment that I need to go to – I have my own business on the island – and I time it wrong, then I'm sitting there where traffic is going into the school even though that they've changed that road and improved that road. There's not a middle...there's not a lane that separates...a long enough lane so that through traffic can happen while all these cars are trying to pull in in either direction and come out. So we sit there, just sit there and wait, at least 10 minutes, and then we go down and we meet the rotary, and there's already a long line of traffic that's going into the rotary, so my biggest concern is traffic. I moved from the east coast where traffic...you know, four (4) lanes of stopped traffic going into the city, and I left there 40 years ago.

And I really question that this is affordable. I don't have all the details like some of the speakers earlier, but I really do question that. I don't own a home. I've never been able to own a home here. I love the beauty of the island and the rural-ness and the people. I rent those small places that are within my price range, and I'm concerned that when the house that I'm in sells, what's going to be available that's really affordable for me. So I really challenge you to, you know, to be in integrity, to stand tall, and to really be in your place of wisdom in making the choices with all the information that's given to you; choices that will make your family proud and will make your...the future generations proud. Thank you so much.

Chair Keawe: Thank you.

Mr. Dahilig: Glenn Mickens.

Glenn Mickens: Good morning, Commissioners. Thank you for hearing my testimony. My name is Glenn Mickens. I strongly oppose the rezoning of this Ag land for commercial use. Sure, we need low income housing, but as these people are pointing out, what is low income? These people can't afford \$250-; \$300-; \$400,000. Any common sense or an EA or EIS should prove that this is not the place to put it. With a potential of 1,600 to 2,000 more vehicles coming out of this development, they only have two (2) routes to go – Olohena to Kūhiō Highway or to the bypass to Kūhiō Highway – and we all know what a traffic mess these roads can be now at any time of the day. Hopefully the leadership and our Administration and within the Planning Department led by Mike Dahilig, who I have a lot of respect for, will leave this area as Ag land and for solar farming, which my friend Kurt Bosshard has done with some of this land; clean energy that we all need. We need wider roads on Kaua'i and making use of our cane haul roads like we did with the Kapa'a bypass. Vehicles are and will remain our major means of travel, so we must plan for them; not for bikes, buses, and walking. And above all else, we desperately need to put a moratorium on all future large-scale construction until the infrastructure is put in place to handle it. We must change our modus operandi and stop "ready, fire, aiming", which has caused the messes we are in today. We can start today by making sure that this area is not rezoned. You know, the public sits here asking these same questions. All you people I know can see these same things; you can see what has to happen. But we can't just keep on building, building, building, without doing something for the infrastructure prior to that time. I know some places in the past we've given out permits. The people that have these permits have been paying taxes; the right of taking, I guess, you can't go in and say no. But any other future construction, we should make sure that they come back in within 4 or 5 years if things have changed, like there's 72,000 people on this island now. So we have to be able to go ahead and monitor what's going on. And again, put the infrastructure in place. Don't do it then jam things up, and we're in traffic messes up and down Kūhiō Highway. Everybody says well that's State, this is County; pointing the finger back and forth. This is one island. Let's get together with the State and the County with our roads and fixing our infrastructure. Anyway, I hope in your wisdom you'll see the people are highly against this development. Thank you very much.

Chair Keawe: Thank you.

Mr. Dahilig: Leilani Spencer.

Leilani Spencer: Aloha mai kākou. Mahalo nui loa for hearing the testimony this morning. I thank you for calling me now because I have to run off to work. I work for UH and I do nutrition education classes for low income families. I am born and raised in Hawai'i and I'm a Kapa'a resident. I've lived half a mile from Hokua Place for the past 25 years, so I'm intimately familiar with the traffic flows; incidentally, there was none on my way in here today. Thanks to the Planning Department's outreach, I've been able to see the progress in the General Plan Update where I first became aware of Hokua Place, which seems to be a much-needed plan, and was surprised that there were people strongly opposed. It seems that if we continue to say no at any sign of growth or development, which is absolutely inevitable – not only here on Kaua'i, but all over the country and world – then we will simply be unprepared for the future. If we continue to say no, where will our people live? I'm not referring to the mainland transplants. I'm

referring to our own Kaua‘i people and their growing families. It’s been very clearly stated by the Planning Department and many other entities that we absolutely must face the housing crisis, which is only going to grow and grow. It seems that there’s a mentality of the old; the game is locked and nobody else can play. In other words, I have my own piece of paradise, so now let’s stop any more growth because I got mine. Meantime, folks born and raised here – many who go back generations – are locked out of homeownership, including myself. I’ve never owned a home. I’ve rented all these years. Or even reasonable rents (are) unavailable due to the incredibly high prices, high cost of living, low wages, and extremely limited inventory. Housing instability causes a multitude of other problems in a community such as ours. I understand the fears about traffic, sewage, water, and other infrastructure, but that will happen anyway, and from the Hokua Place plan, solutions are being offered in the infrastructure issues. The County has prioritized traffic solutions in the Kapa‘a area and they have exciting plans on improving the current issues. Also, we’ve all noticed that traffic fluctuates. We don’t have a traffic problem all the time. And by the way, what beachside resort have we ever seen that has no traffic? Sure, I’d like to roll back the hands of time and revert to the days of only one traffic light between Kapa‘a and Hanalei, and when absolutely nothing was open after 8:00 p.m., but those days are gone. I am certainly not in support of anymore development of hotels, timeshares, or high-end luxury condos; there is no crisis for that. The real crisis right here and now – and guaranteed to only get worse – is the frightening lack of truly affordable housing. At this time, hardworking people who have two plus jobs, including myself, are struggling to find stable housing. And where will all our service people, tradespeople, and food service and hospitality people live? We must open our minds–

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Ms. Spencer: –to increasing density to already existing towns, such as Lihu‘e and Kapa‘a, in order to avoid sprawl and maintain green open space. The community, private sector, and government must work together to improve these conditions for the health of the island. This would be the time to say “yes” to Hokua to keep it in the GPU for the benefit of our hardworking residents who need stable housing on our precious island home.

Chair Keawe: Thank you.

Ms. Spencer: Mahalo nui.

Mr. Dahilig: Greg Crowe, now or later?

Greg Crowe: Later.

Mr. Dahilig: Jason Hoyle, now or later?

Jason Hoyle: Now. Good morning. My name is Jason Hoyle. I’ve been on the island with my family here for 10 years. I work at a local church, also in the tourism industry, and I have a theater company that I just started, so I love giving back to the community. If anybody has ever worked at a church before, you know you don’t do that for the money. So it’s kind of tough, but we love it here. We...circumstances beyond our control, we have had to move out of our place –

that was very affordable – that we have lived (in) for 7 years, and we, for the past 3 months, have been looking for a new place to live. Well, there are places out there – they’re not really affordable, but you do what you have to do – and a lot of the places that we contacted to move into, they are all for renting to us until they find out how many kids I have. As soon as they know that I have four (4) kids, they’re like oh no, we don’t want to do that. Even if it’s a three- and four-bedroom house, they only want three (3) people in that house, so it’s been really tough to find a place to move into. Also, a lot of the places either are way beyond our affordability, or also, there’s such a long waiting list just to be on there. We’ve looked at Kalepa, we’ve looked at a place in Kōloa, Līhu‘e Townhouses, and all kinds of different places, and most of those places, there is a two-year waiting list, so it just makes it really, really tough. Luckily, by God’s grace, I’m supposed to be out by April 1st and I found a place last week. It’s all the way up in Wainiha; I think I said that right. So I work here in Līhu‘e and, you know, it’s kind of a drive – an hour every day, back and forth – but I am very fortunate to have found a place and it’s such a beautiful island. I will enjoy that drive every day, back and forth. But I just wanted to let everybody know, you know, the situation, and I know my situation is just like many others here on the island. We definitely need more housing for the locals. Thank you very much.

Chair Keawe: Thank you. We will take a short break at this time.

The Commission recessed this portion of the meeting at 10:01 a.m.

The Commission reconvened this portion of the meeting at 10:15 a.m.

Chair Keawe: We’ll call the meeting back to order, please.

Mr. Dahilig: Beryl Blaich, now or later?

Beryl Blaich: Later, please.

Mr. Dahilig: Okay. Jeri Di Pietro, now or later?

Jeri Di Pietro: Later, please.

Mr. Dahilig: Sandy Herndon.

Sandra Herndon: Good morning. Sandra Herndon for the record. Aloha, Chair and Commissioners. My testimony is going to be a little bit different from what you’ll receive later; I did bring twelve (12) copies. But, in as much as one of the previous testifiers covered much of the information that I wanted to share with you, I’m going to point to a couple of other things. First of all, I appreciate and applaud your willingness to continue learning about this gargantuan task of guiding our island’s growth. You’ve taken on a big job in this in your capacity as Planning Commission, and mahalo for hearing our testimonies and responding to our concerns.

These hearings have been going on for about two (2) years, and I know what you’re hearing right now is basically a snapshot of the feeling now, but if you go back for the last couple of years, you’ll see that there has been a consistent concern about this development going forward without the infrastructure to support it. And the infrastructure...I do recognize that the developer has

offered to put some roads in to alleviate the traffic. Well, that needs to happen first because otherwise you've got the cart before the horse. If that were to happen and if the balance of the infrastructure was brought up to speed, so to speak, and if those houses truly are affordable, and you've heard many people talk about how unaffordable (it is) for most of the average families or the average families here, it does not...this idea of this development does not support our vision to assist in providing housing to the low and middle income families, and it certainly doesn't provide hope to the houseless community. Unless Mr. Allen is planning on building HUD units, not many of us would be able to live there. And I wonder how many more developments can be built up in that area. Or, is this rezoning only to benefit Mr. Allen's development? If it—

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Ms. Herndon: Okay, thank you.

Chair Keawe: Could you wrap up your testimony, please?

Ms. Herndon: Alright. We need...I am opposed to the rezoning of the Ag lands to Neighborhood Center General because we need the Ag lands to develop food to feed our families here on this island. And in general, I think that you have the ability to step forward and make some amazing decisions that really truly support all of the people of this island, and I thank you for that.

Chair Keawe: Thank you.

Mr. Dahilig: Judy Dalton, now or later?

Judy Dalton: Aloha, Commissioners. My name is Judy Dalton. I just have a brief statement. I strongly oppose Supplement No. 4's proposed changes to the Draft General Plan in regard to the Hokua Place project. Regardless of any positive attributes that the project might have, (inaudible), traffic, and infrastructure problems mean that the project is clearly in the wrong location. Kaua'i needs more affordable housing, but it should not settle for irresponsible and not really affordable housing development that will cause more traffic and infrastructure problems. Hokua Place is simply not the right place. Please do not change the January draft of the General Plan's recommendations regarding development in that area. Thank you very much.

Chair Keawe: Thank you.

Mr. Dahilig: Ken Taylor, now or later? Just for the Commission's information, I did pass out Mr. Taylor's written testimony.

Ken Taylor: Chair, members of the Council [sic], Ken Taylor. Before I get started, I'd just like to tell each of you that back in '06 I got appointed to the CAC for the Kapa'a/Wailua Development Plan Update. You haven't seen that come across for approval because after 10 years, for one reason or another, the County pulled the plug on the project, and I think you need to ask why one of the larger planning areas, population-wise, doesn't have a community development plan. Now I'd like to...I passed out my comments. First, I believe Kapa'a Town

should stay as a small town place type; concentrating any new development in and around the existing development along the highway rather than up and around the middle school. The housing area in Kapa'a Town is underutilized and with the right mix, could almost double the population in Kapa'a Town. We must remember, also, that between Highway 580 Kuamoo Road over to Kawaihau on the upper west side of (the) Wailua/Kapa'a planning area is a potential for 4,000 housing units; no zoning change needed. This January, the County Council passed, with a 7:0 vote, to second reading of Bill No. 2634, which became Ordinance No. 1008, allowing multiple-family dwelling units in all residential zoned districts; this in itself will create a tremendous amount of affordable housing. By keeping the hills west of Kapa'a Town in Agriculture, this openness adds to the rural ambiance of Kapa'a Town, Wailua/Kapa'a planning area, and Kaua'i in general. With what zoning and ordinance are in place now, I see no need to change or to rezone any Ag land in the Wailua/Kapa'a planning area. Traffic is also another reason that no rezoning should take place. And I'd just like to tell you, this is...you probably haven't see this but maybe you have, this was the community plan that was done in 1973; adopted by Ordinance No. 254, still in place.

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Chair Keawe: Could you wrap up your testimony, please?

Mr. Taylor: One of the things that they laid out in here was the need for resolving the traffic flow problem through Kapa'a. What we've gotten in 44 years is development, development, development, and no added activity for taking care of the traffic problems that come with that development.

Chair Keawe: Thank you for your testimony.

Mr. Taylor: I think it's important that we take time to dig ourselves out of this hole and not move forward with any more development...rezoning until the traffic problems are resolved. Thank you.

Chair Keawe: Thank you.

Mr. Dahilig: Elaine Valois.

Elaine Valois: Good morning. I'm strongly opposed to this project – this Hokua Project – for all the reasons... Can you hear me? For all the reasons that have been stated so far. But there is...I strongly urge the Planning Commission to put on telescopes...see through telescopes rather than microscopes, and see the future and the cost of overdevelopment and overpopulation and the impoverishment of our 'āina; more buildings, more people, more cars, more roads will not enhance this beautiful island. There is a balance and there is a way for the people to live here respectfully – I'm very respectful of the 'āina – and that comes first; it is our mother. Without the benefit of this beautiful island, we don't exist, or we can exist in impoverishment. I mean, a way of life that is so different from what we could have. And there's also a monetary cost to the overdevelopment in terms of what it does to the land. There is an expense there that they're now researching about constant building and what it really does cost in the long run. It's

extraordinarily high. Yes, there is, and they are actually finding a way through computers to assess this cost. And you would say, oh my God, you mean we're going to spend \$2 billion, but it's going to cost – 10 years from now - \$10 billion in other ways. So yes, we need housing, but again, I wish you would have a creative architect on your committee or invite him in, or her in, to suggest how one can do that better. The traffic problems are, I believe...and the need for housing and so on, these are basically microscopic issues, not telescopic issues. But, they will take care of themselves if you start from a distance view and then focus back into what's going on right now. I plead with you to reconsider so much development all at once, also. This—

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Chair Keawe: Could you wrap up your testimony, please?

Ms. Herndon: Yes, I will. I don't want to see Kaua'i become little LA. That's all.

Chair Keawe: Thank you.

Mr. Dahilig: Mr. Chair, those were all the individuals I have signed up to testify. The Department would recommend making a final call for any testimony on any other agenda items this morning.

Chair Keawe: One final call for any other agenda items.

Mr. Dahilig: And for those people that have elected to testify later, we'll call you after the presentation from the Department.

Chair Keawe: Yeah, we still have the presentation of the Department, so...alright.

Mr. Dahilig: Thank you, Mr. Chair.

CONSENT CALENDAR

Status Reports (NONE)

Director's Report(s) for Project(s) Scheduled for Agency Hearing on 4/11/17.

Class IV Zoning Permit Z-IV-2017-6 and Variance Permit V-2017-2 to deviate from the minimum lot size requirement within the Agriculture (A) zoning district, pursuant to Section 8-8-3(b) of the Kaua'i County Code (1987) as amended, involving a parcel situated on the makai side of Kūhiō Highway in Kīlauea, approx. 600 ft. north of the Waiakalua Street/Kūhiō Highway intersection and further identified as Tax Map Key (4) 5-1-005:132, and affecting a total area of 27,450 sq. ft. = *Brian Lansing & David Camp.*

Class IV Zoning Permit Z-IV-2017-7 and Variance Permit V-2017-3 to deviate from the lot length requirement within the Residential (R-4) zoning district, pursuant to Section 8-

4.4(a)(3) of the Kaua'i County Code (1987) as amended, involving a parcel situated on the southern side of Kūhiō Highway in Hanamā'ulu Town, approx. 350 ft. west of the Laukona Street/Kūhiō Highway intersection and immediately adjacent to property identified as 4485 Laukona Street, Tax Map Key (4) 3-7-006:097, and affecting a total area of 82,880 sq. ft. = Neil B. and Desiree A. Fagarang.

Special Management Area Use Permit SMA(U)-2017-1, Class IV Zoning Permit Z-IV-2017-8, and Use Permit U-2017-6 for construction of a farm dwelling unit and guest cottage within the Seacliff Plantation Subdivision in Kīlauea, involving a parcel situated at the terminus of Pali Moana Place and immediately adjacent to property identified as 4101 Pali Moana Place, Tax Map Key (4) 5-2-004:095, and containing a total area of 5.476 acres = Nicholas F. Marvin Trust.

Mr. Dahilig: We are now on Item G. These are Consent Calendar items. We do not have any status reports, but do have three (3) permits for scheduling for agency hearing on April 11, 2017. This is Zoning Permit Z-IV-2017-6, Variance Permit V-2017-2 at TMK: (4) 5-1-005 Parcel 132, applicants Brian Lansing and David Camp; Class IV Zoning Permit Z-IV-2017-7, Variance Permit V-2017-3, this is at TMK: (4) 3-7-006 Parcel 097, applicants are Neil B. and Desiree A. Fagarang; and Special Management Area Use Permit SMA(U)-2017-1, Class IV Zoning Permit Z-IV-2017-8, and Use Permit U-2017-6 at TMK: (4) 5-2-004 Parcel 095, Nicholas Marvin Trust is the applicant. These are the three (3) items and permits we have, and ask the Commission to receive as part of its consent calendar for agency hearing on 04/11/2017.

Chair Keawe: Do I have a motion to receive?

Mr. Mahoney: Chair, move to receive items.

Mr. Ho: Second.

Chair Keawe: It's been moved and seconded. Any discussion? (None) All those in favor? (Unanimous voice vote) Any opposed? (None) Motion carried 4:0. Thank you.

EXECUTIVE SESSION

Mr. Dahilig: Thank you, Mr. Chair. We are on Item H, Executive Session. We do not have any executive sessions for today.

GENERAL BUSINESS MATTERS

Mr. Dahilig: No General Business Matters.

COMMUNICATION (For Action)

Mr. Dahilig: As well as Communications.

COMMITTEE REPORTS

Subdivision

Mr. Dahilig: And we did not have a committee report today.

UNFINISHED BUSINESS (For Action)

Zoning Amendment ZA-2017-3 relating to updating the General Plan for the County of Kaua'i and technical amendments, related to the definition of Development Plan.
[Hearing continued 1/31/17, hearing closed and deferred 2/28/17, deferred 3/14/17.]

Mr. Dahilig: While Marie and her team get set up for the Unfinished Business on Item L – this is Zoning Amendment ZA-2017-3 – I just want to kind of lay out next steps for the Department. Rather than hit the next meeting on April 11th, what our intention is to do is to actually skip the April 11th meeting on the General Plan item, so we're not going to be asking for any action today on the General Plan document given the supplements that have come forward and still the need for more discussion on them. Our intention is to either bring it back before the Commission on April 25th or April 27th, depending on whether we are able to obtain quorum for April 27th. Our intention is to have it during that week at some time.

In the interim, also, because we've gotten a lot of comments from individuals just wanting to talk story about the plan and understand more about what's going on, what our intention is, is to hold...on April 10th – this is a Monday. What we're intending to do is at Ha Coffee on Rice Street, we want to do an event called "Coffee with Planners". This will be from 2:00 to 5:00 in the afternoon. So, much of our community planning team, as well as some of our regulatory planners, will be down at Ha Coffee with their mugs in hand and are available to talk about any topics of present concern, even the General Plan. We don't want to limit it to General Plan items, but we fully expect that that will be part of the discussion with some of our planners on a one-on-one level. We won't be providing free lattes (laughter in background), but we will encourage people to come and check out our Ha Coffee Bar down on Rice Street and we'll be...we'll have a number of our planners there just to talk story about any of your items and we'll have the documents available there as well. So we'll be publicizing that over the next two weeks and we'll be using that as partly a platform to listen some more on some of the items of concern with the General Plan because I believe, as the Councilwoman had mentioned, you know, some people do want to talk longer than three (3) minutes, and so we'll give them that opportunity to do so as well. We'll report back to the Commission either on the 25th or the 27th concerning some of the information we've gotten.

We are also just encouraging people to still submit testimony, still submit comments. We know the timelines are a bit routine in terms of weekly updates and weekly changes, but we believe moving and announcing a date that's a month in advance, probably, will give people a little bit

more time to kind of catch their breath, have a little bit of reflective time, and allow us to, also on our end, digest a lot of information that has come in, especially with the Supplement No. 4. Marie is going to go into it in a second, but you will notice that there are some noticeable changes both in the spacial policy, as well as in the regulatory policy; some of which has already been highlighted in the discussion that has come from the community in advance of the Department's presentation. So, you know, I think...we would suggest that the Commissioners pay particular attention to some of the changes that are being proposed in this particular supplement. So with that, I'll turn it over to Ms. Williams and we'll go from there.

Long Range Planner Marie Williams: Thank you, Director Dahilig, and good morning, members of the Planning Commission. Today we have transmitted Supplement No. 4 to you, and as the Planning Director said, we are not recommending approval today, but we wanted to ensure that the public was aware of the changes and that testimony was invited and welcomed. Last time we met there were some concerns on both the Commission's side and with the public that having...you know, we're now on Supplemental No. 4 and this is in addition to the original Planning Director's report that there was some confusion about what was actually being proposed. So to help clarify the process thus far, we have a short PowerPoint presentation for you. You have copies of the PowerPoint presentation and we'll also have it available online at plankauai.com.

Ms. Williams presented a PowerPoint presentation on Supplement No. 4 to the Departmental Draft of the General Plan Update.

Ms. Williams: Do you have any questions?

Mr. Mahoney: No.

Ms. Williams: Okay, thank you.

Chair Keawe: Any questions, Commissioners, for our planner, Marie?

Mr. Mahoney: No.

Unidentified Speaker: Can the general public ask something?

Mr. Dahilig: Not yet.

Unidentified Speaker: I just want to know what this Neighborhood destination [sic] is; I mean zoning. What is that exactly? That you talked about for the—

Chair Keawe: We don't want to get into a back and forth at this point. We'll give you an opportunity.

Unidentified Speaker: No (inaudible). Is it a category for zoning, or what?

Chair Keawe: We'll get into it a little bit later.

Mr. Dahilig: I guess, Mr. Chair, given the presentation, if there are any questions concerning some of the changes that were made, especially on some of the mapping changes...and this is, again, given the evolution of testimony that has come into our department – in fact, if you want to, maybe Mr. Chair, hold up the big packet of testimony to your right. So we've given each of the Commissioners this–

Chair Keawe: We just got this this morning.

Mr. Dahilig: So, you know, we are getting quite a volume of information still, and as you know, this is an evolving process. Philosophically what has been the discussion behind the scenes with our department, and between Marie and I, and our staff has been, again, the concern about affordable housing and workforce housing, and in general, increase in the amount of product on the island. Some of the mapping changes that you're seeing are in response to the desire to have a diversity of product not simply centralized in the Līhu'e area, but also in some of our more minor urban nodes, like Kapa'a and around the Port Allen area. So that's why you're seeing some of the changes to the maps to reflect a little bit more diversity of product outside of the areas, but also adjacent to more minor commercial and industrial nodes so that we are still perpetuating a notion of interconnectivity versus having bedroom communities be created around the island, so that's kind of the philosophy.

One of the other concerns that was brought up concerning the plan, again, was the performance measures. Marie is going to be working on that and we'll be presenting those to the Commission in later April to better kind of align things with a lot of things that are going on. Like anything with a plan, time does not stand still when you're trying to put a handle on what to include in the plan at any given time, so it is a moving target. You know, things like the Aloha+ Challenge is something that came to fruition well after much of the community discussions have already concluded, at least from our listening process. So things like that, we obviously want to provide credence to, but at the same time, not stop all the presses and freeze things because if it's not one thing, it'll be something else. And at that point, our predominant concern is that the information that was generated through the technical advisory committee process is going to become stale.

I do want to remind the Commissioners that we are in 2017, so we are already creeping on to six (6) years out from the US Census information that was introduced in 2011. So for us to be able to provide the best recommendations on planning, it has to be based off of data and information that is not stale. I will also comment that in between the past six (6) years since the 2011 census that was released, we've already had a mid-decade old update from the US Census Bureau that's called an American Community Survey, or ACS as we call it in the industry. Again, we can talk and talk as much as we want, but what we want, also, is people to make forward progress on information that it does not, at the end of the day, become stale because we keep, you know, messing around with things. But there are certain things that we believe are appropriate for us to try to incorporate given the evolving dynamics of our community – things like the Aloha+ Challenge, like Marie mentioned – to try to incorporate that, but at the same time, you know, our desire is not to freeze the process and have the information that the whole plan is based off become stale because before you know it, we're going to be into the next census period already.

I will also mention that we are planning to the year 2035. When we started the process, it was a 20-year horizon; now we're left at a 17-year horizon at this point. So, it's a balance. I don't want to give the impression that we're experts at being able to predict where the community process will go. But I think it's a good balance for us right now to take a pause and to listen to some of the things that are going on instead of hitting the next meeting and having everybody, kind of, rush, rush, rush. We think having that one (1) month pause is probably a good—

Chair Keawe: Yeah. That was the whole idea of the pause. I remember everyone said, "Let's take a pause, let's take a pause." We're taking a pause. We started this process in January and so we're taking that pause. It doesn't mean that, by the time we get to April, we're going to be ready to do something, but we need to have more input. You've been all saying, "we need more input, we need more input." Well, this is an opportunity for you to provide that input in different forums. So we want to make sure everybody understands why we're doing what we're doing.

Mr. Dahilig: So just, again, to reiterate, we're either looking at the Planning Commission meeting on Tuesday, the 25th of April, or a special meeting on the 27th. Let me just say, we just need to be able to confirm quorum on the 27th if we're able to have that. The reason why we're trying to adjust around the 25th meeting is because we have Transient Vacation Rental contested case hearings on that day, so you know, we all love those things. (Laughter in background) Contested case hearings are some of our department's favorite items to handle, but (laughter in background) it's a matter of (inaudible). So with that, I just wanted to provide that kind of perspective from a 20,000-foot view in terms of where we are on Supplement No. 4; that we are essentially trying to pivot and be responsive to some of the diverse, affordable, workforce entry-level housing product items that have been coming in through public testimony over the past month or so, and also to address some of the concern that the product is being concentrated only in Līhu'e versus out towards our minor nodes, and so the balance we're seeing again is to try to open up some of those lands to...that are adjacent – immediately adjacent – to industrial or commercial nodes, rather than, you know, providing sprawl that is, you know, not adjacent to any industrial or commercial nodes, and we think that the two (2) map changes that Marie outlined specifically address some of those future needs.

I will also...I want to make clear that this does not presuppose that the development in these areas is going to be immediate. What it does is it opens it up for Land Use Commission discussion, which is a two- to three-year long process in of itself, along with zoning amendments that'll run another, you know, year to two years, and then as well as zoning permitting. So the real issue really looking at any type of in the ground development for these types of things is close to, you know, 5 to 7 years out and that's just the reality. So there will be lots of other opportunities to refine and discuss these items beyond what is being colored on the map as a spacial policy. It does not entitle anybody to build. It entitles them to apply for the entitlements; that's essentially what it is.

And to make clear that the items that are being proposed are also – just to address the gentlewoman's question – are proposed in a manner to be consistent with some of our smart growth principles; that's why you're seeing Neighborhood General versus Residential Community being earmarked as the designations for those map changes. We strongly believe in integrated uses versus something that is Euclidean and separate that relies on a vehicle of nature.

So we believe that further discussion through a community planning process is going to be required to make these areas a lot more compatible with the community desires of more entry-level workforce affordable product, as well as things that are less reliant on vehicular means to move around and conduct commerce and other types of transactions. I hope that provides some clarity for the Commissioners.

If there's no other questions, Mr. Chair, there are five (5) individuals that have elected to testify after the departmental presentation. We'll take them now?

Chair Keawe: Yes, let's take them now.

Mr. Dahilig: Okay. It would be Anne Walton, followed by Greg Allen, followed by Greg Crowe.

Anne Walton: Good morning, Honorable Chairperson and Planning Commissioners. My name is Anne Walton. I thought the Planning Department was making great strides with each iteration of the General Plan; however, having reviewed the Supplemental No. 4 to the Director's Report, I now stand before you in a state of confusion. What happened to the statement on Page 4-39 of the March 14, 2017 – from two weeks ago – Draft General Plan that states, "given the community's sentiment after the map alternatives were presented publicly, the land use maps have been adjusted to reflect the second alternative in which the Hokua Place site is assigned an Agricultural land use designation rather than Urban Center. The community comments received on the General Plan Discussion Draft support this direction." Suddenly what appears in Supplemental No. 4 without any justification are the following recommendations from the Planning Department: add a portion of Olohena Road near Kapa'a Town to the Neighborhood Center General designation for Kapa'a Town; note that Olohena leads to the Hokua Place property. Number two, Neighborhood Center/General apply to area around Kapa'a Middle School; note, this is adjacent to the Hokua Place property. Number three, Kapa'a is proposed to move from a small town designation to a large town, and the degree of change from Kapa'a has been moved from incremental to transformational; no doubt to accommodate Hokua Place development while further exasperating traffic and infrastructure problems. These proposed changes represent a backdoor approach to up-zoning agricultural lands to Neighborhood Center/General, aka a variation on urban; the exact alternative the Planning Department said the public did not previously want. This is also inconsistent and/or contradictory with at least five (5) policies in the General Plan; Policy No. 1-Manage Growth to Preserve Rural Character, Policy No. 8-Address Wailua-Kapa'a Traffic, Policy No. 9-Protect Kaua'i's Scenic Beauty, and Policy No. 12-Help Agricultural Lands Be Productive. If policy serves as our guidance, then why is the Planning Department proposing to make these changes to accommodate the development of Hokua Place, which does not even meet the most directed – Policy No. 2, which is to provide local housing – because nothing about Hokua Place meets our affordable housing needs.

So the requested action that I'm making to the Planning Commission: reject the recommendations in Supplemental No. 4 in regards to changes in, one, land use designations; two, community designation; and three, degree of change for all for Kapa'a. Let's return to where we were as of Supplemental No. 3 two weeks ago. The changes in Supplemental No. 4

are not supported by any implicit or explicit state of rationale; at least it was not in Supplemental No. 4. I would also like to suggest – as additional part of my testimony that's not in the written testimony you've received – that I think it would be in the best interest of everybody–

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Ms. Walton: And particularly the General Plan to decouple Hokua Place and have separate hearings on that from the General Plan. I have one other quick suggestion.

Chair Keawe: Quick. Quickly.

Ms. Walton: Aloha+ Challenge is a statewide commitment signed on to by our Mayor in 2014, as well as the Senate Concurrent Resolution No. 69 to achieve six (6) interconnected sustainability targets by 2030. These clear and reachable targets provide a framework to set priorities, catalyze action, and track progress. During the last week of May of 2017, statewide representatives will be converging on Kaua'i to work through the smart sustainable community sector of the Aloha+ Challenge. My request to the Commission is right now is a great opportunity for the Planning Department and Planning Commission to slow down the General Plan Update and consider the Aloha+ Challenge framework that our Mayor has already signed on to as an appropriate and much needed missing framework for the General Plan.

Chair Keawe: Thank you for your testimony.

Ms. Walton: You're welcome. Thank you.

Mr. Dahilig: Greg Allen, followed by Greg Crowe, followed by Beryl Blaich.

Greg Allen: Greg Allen. Thank you, Planning Department and Commissioners, for your time. Obviously we've heard a lot of testimony about traffic. I'm representing Hokua Place. We've had a lot of people that are concerned about traffic; people that have places to live. We've heard from a lot of people that don't have places to live that want a place to live, so there's obviously a division. I just want to address some of the good things about Hokua Place.

Right now, people say do something about traffic. Ten years ago, we opened the gate on the bypass road, which we own and we have never closed it. So for the last 10 years, because of Hokua Place, the bypass road has been a permanent thoroughfare. Without it, traffic wouldn't be 20 minutes through the corridor or 15 (minutes), it would be an hour. We'll build a new road through the project from the Kapa'a bypass to Olohena where the intersection will be improved in cooperation with the County; that new road will alleviate traffic to the roundabout in front of the school.

Hokua Place is going to build affordable units. When we first got this place, it was 50 gentlemen's estates. The County said please come in, we need housing. We went to PBR. They said here's a plan for 450 houses. We went back in. They said it's Urban Center; we want up to 2,000. We got a letter saying 800 to 1,000. We went back to Planning. We came up with a plan for 800; most of them townhouses, 683 of them townhouses. Now, this is a general plan. It's

not a specific plan. The specific plans are going to be...are going to come back to you later. They are going to come back to the County Council. You may say we want tiny houses, you may say we want more one-bedroom units, I don't know what you'll say, but the general idea is we have done a lot for traffic.

We have a well that we'll fill up the tank at Stable's Camp that's never been over half full. The sewer system was built through Kapa'a with this subdivision in mind. The sewage takes five (5) days to cross Kapa'a; that's why it stinks at Wailua. The infrastructure is there for the sewer. We have the water. We have the roads. We are out of the flood zone. We support Kapa'a Town. We're going to build bicycle and walking paths. We're going to do bulk bus tickets. We're going to work with you to make sure units are affordable; that's our job. We're brothers and sisters. We're not just haves and have nots. We have to solve the problem as a community. Our kids need places to live. We build houses in front of our houses for our kids. It's not our first choice, but it's the choice we make because we want our families to stay here. This is a long desired location for housing. I appreciate the Planning Department recognizing that and putting it back in as a recommendation. We know that the studies tell us by 2030 there will be a need—

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Mr. Allen: For 3,000 more houses in Kapa'a. This is a place to start working towards having housing. Thank you.

Chair Keawe: Thank you.

Mr. Dahilig: Greg Crowe, followed by Beryl Blaich, followed by Jeri Di Pietro.

Greg Crowe: Good morning. Aloha and thank you all for your time and attention —

Chair Keawe: Can you pull up the mic a little closer, please?

Mr. Crowe: Sure. Is that better?

Chair Keawe: Thank you.

Mr. Crowe: Good? Aloha and thank you all for your time and attention to the many issues in this General Plan Update. Today I would like to ask this Planning Commission to consider directing the Planning Department to walk the talk by picking at least one of the many great goals in this General Plan Update Draft and give us an action plan to achieve that goal with significant performance milestones to be achieved each year for the next 5 years, such that we have achieved at least 50% of complete fulfillment of whichever goal is picked. When plans are put into action, we get a reality check and we will find the devils in the details, as well as a few angels. As a specific focus that combines several high priority goals in the General Plan Update Draft, I strongly suggest affordable and sustainable farmworker housing as a demonstration of walking the talk. The General Plan Update Draft has sustainability and resilience as goals, along with affordable housing. The most fundamental of all components necessary for sustainability

and resilience are food and shelter; the essentials of life itself, as well as essential for sustainability and resilience. At a neighborhood association meeting with the Mayor and his staff a few months ago featuring the Mayor's Holo Holo 2020 Plan, a resident raised a question about affordable farmworker housing. The Mayor asked Mike Dahilig to answer that question and Mike quite openly and correctly pointed out that while we have a farmworker housing ordinance, we know that ordinance's (inaudible) solution does not work and we need to do something else. I ask that the Planning Commission give Mike and the Planning Department an opportunity I think they will relish; a mandate to show, with a plan that can be implemented within a year, how we all on Kaua'i can walk the talk with action that actually produces a hundred or more new farmworker housing units in a manner that can be immediately replicated around Kaua'i ten times over and thereby create affordable and sustainable housing for a thousand farmworkers in the next 2 to 5 years. That would significantly move us toward realizing several of our General Plan goals of affordable housing, sustainability, resilience, food security, more ag-based economic activity, reduce traffic, (inaudible) environment, and the list of other benefits from affordable and sustainable farmworker housing will pretty much include all of the goals in our General Plan Update. Please do something better than the 2000 General Plan that had affordable housing as a top priority, but resulted in, not only less affordable housing stock available, but actually created an affordable housing crisis. We can do it here if we just give the Planning Department the mandate and resources to let them walk the beautiful talk into a beautiful, affordable, and sustainable quality of life for residents of Kaua'i starting with farmworker housing. Please create a motion and direct Planning to do so. Thank you very much for your time.

Chair Keawe: Thank you.

Mr. Dahilig: Beryl Blaich, followed by Jeri Di Pietro. Either one. You're the last two.

Jeri Di Pietro: Director, Lee said that it would be alright if I went...preceded Beryl Blaich with the permission of the Commission. Our testimonies a little bit overlap so I didn't want to be redundant. Is that alright? Okay.

Aloha, Commissioners and aloha, Director Dahilig. My name is Jeri Di Pietro. I'm on the board of Malama Maha'ulepu and also the Kōloa Community Association. On behalf of the Board of Directors of Malama Maha'ulepu, we commend the Planning Department for spearheading the formidable task of updating the General Plan. It was reassuring that Maha'ulepu was recognized as a special place for South Kaua'i, designated as Natural on the future land use map, and that many of the cultural resources within the Maha'ulepu ahupua'a were noted on the Heritage Resource Map as well. It was, however, disappointing that the action plan for its preservation is limited to the sole issue of access rather than permanent preservation options as mentioned in the 2000 General Plan and subsequent resolutions passed by the County Council, the State House, and the State Senate. In 2006, the National Parks Service conducted a reconnaissance survey at the request of Senator Daniel K. Inouye. While considered preliminary, it deemed Maha'ulepu naturally significant and suitable for protection because of its natural and cultural resources. Malama Maha'ulepu continues to press for additional wording on the Actions section on the Heritage Resources that state the prioritization, preservation of Maha'ulepu where hiking, sustenance fishing, gathering, water sports continue with protection

and restoration of Native Hawaiian archaeology, including the Waiopili Heiau, native plants and animals; commence a facilitated multi-party exploration on how Maha‘ulepu could permanently be preserved through development right exchanges, sound shared management, and other options. Rather than a visitor education resource, we would support collaborative educational endeavors by the landowner and community groups, such as Malama Maha‘ulepu, to enrich school curriculum and offer project-based educational experiences. Open space is a true value, not only for the tourists and not only because of Maha‘ulepu’s unique cultural importance, but to continue long, local enjoyment, especially for the children; many who in Kōloa don’t get to travel on summer vacations. This area is extremely important for their growth and space.

In addition, I’d also like to bring up the point that before Council now is a bill for review to allow Additional Rental Units on lots. This bill does not include Kōloa—

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Ms. Di Pietro: Because we do not have a regional sewage treatment plant, so that really does need to be addressed; we can’t continue without one.

Just one final thing, additionally, food security is...it must be a priority with all the items included in the plan. I highly recommend the addition of local community gardens. They don’t need to be large and sprawling, but maybe can start within our parks that exist.

Chair Keawe: Thank you.

Ms. Di Pietro: Thank you very much.

Mr. Dahilig: Beryl Blaich.

Beryl Blaich: Aloha, Commissioners. I am Beryl Blaich. And thank you very much for the pause. I am just wanting to follow-up because I’m also a board member of Malama Maha‘ulepu and to say that we have been saying, repeatedly, that we hope you’ll...that this plan will express prioritization of preservation of that place, which other plans in the past have done.

And I want to speak specifically about one thing I think is very disappointing about this plan and that is that there’s a lot of attention to the idea that we need to preserve access, but you have to think a little bit more broadly to understand that access can be great in many circumstances, but it can also mean a tremendous change in the way people experience the natural world. So I need you to think about Hā‘ena where we have access and ‘Anini where we have access to the beach. The beaches, of course, being wonderful and they’re unfortunately...sometimes they’re getting smaller, but these are accesses through corridors of beautiful homes, and it means that the people who go to these places feel almost like they are visitors in a different world. So there...we need to not just give up on the idea of preservation of open space, we need to double-down. We need to do what the Big Island and Maui are so successfully doing, which is marshalling private and public resources, using their open space money, and taking the risk and going for it, and not being cowed by the reality of liability. We need to make an effort to address liability. So, thank you so much. I hope that in the revision of the Heritage Resources we will come down more for

really protecting some very special places, not just Maha‘uelpu. There are so many on this island. There are coastal (inaudible) that are undeveloped; Alekoko. So many important places that we really need – not just access to – but we need permanent protection of these areas for people to experience and enjoy. Thank you very much. I sent you some comments regarding Kīlauea and I hope you’ll look at those and talk about those in the future. Thank you so much for your work.

Chair Keawe: Thank you.

Mr. Dahilig: Mr. Chair, those are all the individuals I have signed up to testify. The Department would recommend making a call to anybody who has not testified.

Chair Keawe: One last call. Anybody else wish to testify? Come up forward, please. Please state your name.

Anna: Hello, everybody. My name is Anna. Thank you so much for gathering for this important time, and I thank the Planning Department with all the work and the efficiency in how quickly the commentary from the public has been taken and noted and moving forward with it. I understand that you all are volunteers and the community is also pretty much volunteering. As far as the Planning Department, it might as well be a volunteer position with what I assume the salary would be according to what the County Council’s salary is. A lot of talk about what affordable housing is has made me think that for a \$650,000 home, which is stated to be an affordable housing, you’d have to be making \$120,000 or more a year and that’s a high tax bracket. I feel more according would be affordable for \$100,000 for a townhome, or \$300,000 for a single-family residence. If we grant a developer to do that for 70% of the units and those homes are sold, then that would be the comparable price that other homes would be sold for and real estate agents would have to take that into consideration because I feel that it is fiscally irresponsible to have such an economic bubble on what the pricing has jumped to recently. And it’s just irresponsible in my opinion and in some ways, unethical for the reason that there has been communities that have been overlooked. And I feel for the game to be fair, the playing field needs to be even. In some ways, there’s a need for reparations and a suggestion for that would be any company or entity that has many acreage under their ownership, per se, can use...and they’re profiteering from this, having all this land, they can use a portion of their profits to help the communities that have been overlooked in highering [sic] their standard and quality of life, and that could be something, maybe, talked about for the future in the 20 years. Also, you know, places like Kukui‘ula and Po‘ipū that have so much acreage, and the seed companies. I understand that people do want to help out the communities that they’re in, so this would be an opportunity to have everyone step up in that way. Also, I’d like to see an evening out of what happens on the north shore to happen on the south shore, the east to the west. For instance, the bike path on the east side should also happen on the west side along the coastline. And just considering what is evened out throughout the island would be something really lovely to see. There is a mention of the DLNR on the General Plan and I’d like–

Mr. Dahilig: Three (3) minutes, Mr. Chair.

Chair Keawe: Could you wrap up your testimony, please?

Anna: Yes. This is the last comment. Thank you. The way that the State and the County and the community can interact with each other should be in a very transparent way, so there's a question of do we need a special committee or an oversight council to help that transparency between the workings of the State and the County and the community; just so that we're aware of what the pipeline projects are and the budget and what can be allocated (inaudible). I appreciate it.

Chair Keawe: Thank you.

Anna: Thank you so much.

Mr. Dahilig: I guess, Mr. Chair, given that, the Department would recommend deferring this item either to the April 25th or a special meeting on April 27th, depending on quorum.

Chair Keawe: Okay. It would have to depend on quorum, so...

Mr. Dahilig: Yeah.

Chair Keawe: Can we have a motion to defer?

Mr. Mahoney: Chair, move to defer to the 25th or 27th, pending a quorum.

Chair Keawe: Second?

Mr. Ho: Second.

Chair Keawe: All those in favor?

Mr. Katayama: Chair, can I have a moment, please?

Chair Keawe: Yes.

Mr. Katayama: Just, sort of, my comment on the process, I think the Director stated it most eloquently that this is really...I view it as a land use plan for the future where you can have meaningful and critical conversations on whether these areas really come to fruition. So I think, you know, a lot of the comments from the public, I think, should be comprehended but also, it should be put in context of that as actual actions take place on these designated areas and that will have a...sort of a more meaningful conversation with the current environment at hand.

Again, we're looking at a 20-year or 17-year horizon (inaudible) the island of Kaua'i. And my only comment here is very specific to agriculture and the challenge there is preventing urban encroachment. I hope that the County, State can come up with a...sort of a reward system that land currently held in agriculture will be able to realize its development value somewhere else. To me, a great example is the CIRI permit that we've been working on. Here we have Federal lands with great value. Can you imagine if there was a mechanism that that value could be swapped for agricultural land somewhere on island where the developer...the owner of the

agricultural land will trade his development rights for the CIRI property, and that way it preserves agriculture in that area. And you know, we have some very confident developers on island with huge tracks of land. So if the State, Federal, and County can work out this mechanism, I think we can have an effective way of preserving Ag land because at this point, preserving Ag land basically becomes a banking policy until the urbanization becomes appropriate. And that is, to me, sort of a false sense of agriculture because you need to make the investments, you need to maintain the agricultural infrastructure just as we spoke about how we develop infrastructure for urbanization. So again, you know, I'm leaving that as a thought and hopefully the Department and, you know, people wiser than myself could create these synthetic vehicles to help preserve agriculture. Thank you, Chair.

Chair Keawe: Thank you, Mr. Katayama, for your eloquent comments as usual. Thank you very much. We have a motion on the floor. All those in favor? (Unanimous voice vote) Any opposed? (None) Motion carried 4:0.

We will take a break now and when we come back, we will take up the zoning amendment for a university zone.

The Commission recessed this portion of the meeting at 11:17 a.m.

The Commission reconvened this portion of the meeting at 11:35 a.m.

Chair Keawe: We'll call the meeting back to order.

NEW BUSINESS

Zoning Amendment ZA-2017-4: A bill for an ordinance amending Chapter 8 of the Kaua'i County Code (1987), as amended, to establish a zoning designation appropriate for any parcel encompassing a university or college campus = *County of Kaua'i*.

Mr. Dahilig: Thank you, Mr. Chair. We are now on Item M, which is New Business for Action. The only item we have today under the Hearings and Public Comment section is Zoning Amendment ZA-2017-4. Again, this is the bill for an ordinance to amend Chapter 8 of the Kaua'i County Code to establish a zoning designation appropriate for any parcel encompassing a university or college campus.

This is...the public hearing has been closed by the Commission just previously, and so Alex Wong has been working with us on trying to develop this zone. Let me just give you a little bit of a background in terms of what's going on beyond the measure before Alex gets into his presentation. What is happening right now...and in fact, it was last week in this room, the State Land Use Commission was meeting on petitions by both the Island School as well as the University of Hawai'i Community Colleges to move the Puhi campuses into the Urban district from Agriculture. And again, they haven't voted on a final Decision and Order, but it seems very likely that, given the comments and discussion around the table, that the Commission is inclined to grant their petition with some conditions. So you know, given that, what the next step is for the colleges, as well as Island School, is that they will have to come in for zoning changes

at the County-level to align with, potentially, the new Urban designation. So knowing that we've had this move towards this becoming an Urban area within the State jurisdiction, we looked at our Zoning Code and right now, what tends to happen with schools or institutions is that we will leave it as Residential, or we'll leave it in...or in Agriculture and what will happen is you'll end up with an overlay that designates it what's called S-TP, or Constraint District Public [sic]. And that's where you see a lot of the petitions, almost from a piecemeal standpoint, come to the Commission because the permitting process is not clear and our Euclidean form of zoning doesn't quite fit what you would expect to see on a diverse university campus. So we took a look at models across the State and we found – and Alex will get into this discussion when he gets into the report – but we did find that Hawai'i County does something similar to what we're proposing here, and so to be prepared in advance of what will most likely occur from the State Land Use Commission that when the University and Island School do want to come to the Commission for a zoning amendment to meet the spacial policy requirements that we'll have something in place that will best fit their particular unique usage. With that, Mr. Chair, if I could ask Alex to provide the review and recommendations from the Department.

Chair Keawe: Yes. Go ahead, Alex.

Staff Planner Alex Wong: Mahalo, Mr. Chair. Aloha mai kākou.

Mr. Wong read the Summary, Project Description and Use, Applicant's Reasons/Justification Findings, and Agency Comments sections of the Director's Report for the record (on file with the Planning Department).

Mr. Wong: At this time, that concludes my Director's Report. I'll be taking any questions regarding the report. Mahalo.

Chair Keawe: Commissioners, any questions for our planner?

Mr. Dahilig: While you're thinking of questions, Commissioners, I did want to, I guess...Chancellor Helen Cox from Kaua'i Community College did submit testimony to the Commission. It's probably buried in this dense packet that you got today. But, you know, Brandon Shimokawa, who is the Vice Chancellor for Administrative Affairs – Administrative Affairs, right? – is in the audience and he can probably provide some discussion or comment or some enlightenment because we've been working with his office in helping develop this particular—

Chair Keawe: Could you come forward, sir? We understand that you have been working with the Planning Department. Can you give us, from your perspective, a little bit of background and how we got to this point?

Brandon Shimokawa: Like Mr. Dahilig said, my name is Brandon Shimokawa. We've been working with the Planning Department initially on the State Land Use Designation, as Mr. Dahilig explained, and, I guess, in going through that process over several...over the past 5 or 6 years, the Planning Department brought up an idea of this University zoning, which fit in well

with our long-term development plans which supports our goals and mission. So we were very open to hearing their proposal for the University zoning and are fully in support of it.

Chair Keawe: Mr. Ho.

Mr. Ho: You are creating a new zoning category for him? For the university?

Chair Keawe: Yes.

Mr. Dahilig: Pretty much; yes. You know, if you look at the zoning table – if you turn to Page 51 of the PDF – you’ll see at the top, which is the Table of Uses. You’ll see at the top of the Table of Uses all the different categories and types of zoning we already have, so you’ll notice we have Residential, Resort, Commercial, Industrial, Ag, and Open. So if you’re trying to integrate something that is a university campus – which is unique in its own operation and yet, at the same time, also very large in scale – if you look at it comparatively to many of the other neighborhoods on the island, the KCC campus combined with the Island School campus encompasses areas larger than Isenberg, or Molokoa, you know? So these are pretty substantial areas. And what universities have at the heart of their mission is of course teaching, but also creating environments for learning and innovation. And what you’re seeing as the Table of Uses requires, many of these in one bucket don’t really fit into Residential, or don’t fit into Resort, or don’t fit into these other categories. So to answer your question, Commissioner, in effect, yes, that’s what we’re trying to do is create almost a mixed zone for this type of usage. As you see from the recommendations, what we are saying is that it should only be applied to these accredited institutions versus something that is just widely used around the island. So we think that this probably...from a better planning approach for the university, as well as the consequential net effects to providing better and higher education services on the island that this zoning will help them achieve their mission of being able to provide the public infrastructure necessary to support their mission.

Mr. Ho: Reading that chart, the “P” means “permit”, “U” is “use”?

Mr. Dahilig: Yes. So you’ll notice that the delineation between what is outright permitted and then items that would require some scrutiny by the Planning Commission, and namely it’s...you’ll see that the Residential items would require some type of usage permit with the Planning Commission. We think that’s still an appropriate level of scrutiny, but we still included it as a use versus something that would require a variance or a special permit; that’s where we were trying to delineate that. The other thing, too, that I would suggest that you look at is Section 8-2.4(w)(5) and that says “Bars”. So I want to allay any concerns that the campus is going to turn into Van Wilder’s (laughter in background), you know, kind of situation. Jodi and I were classmates in law school and she has a lot of stories about what that experience did entail (laughter in background), and so we don’t necessarily want to have bars be outright permitted, but what you do see as outright permitted are things like offices and classrooms, laboratories, food services, minor retail like bookstores and gift shops, solar energy facilities, botanical gardens, you know, things that would support their research infrastructure. KCC actually brings in a substantial amount of extramural grants based off of their areas of specialty in Native Hawaiian, I guess, culture and teaching, as well as the fact that we are in a setting like this. As

well as, you know, the campus also does support many of the distance learning functions for the UH West O'ahu campus, the UH Mānoa campus, and also some of the research enterprises that come out of those baccalaureate institutions. So you know, it's not just limited to the Community College mission that Brandon is acutely familiar with, but it also encompasses a lot of what the university system brings into the campus via the other campuses that engage in that higher level of extramural research. We think there's an adequate balance here that we're not short-circuiting public input in areas that would require the public input like the dormitories, like the bars, and those types of things, but at the same time, provide for more efficient permitting for the campus and integrated usage for things that normally would be allowed on a campus and you would expect to be on a university campus.

Mr. Ho: This would be a blanket permit for them? They can...once the Board of Regents approves it, it's a go.

Mr. Dahilig: Well, they would have to come forward with zoning permits, but it wouldn't be use permits, it would be over-the-counter permits essentially.

Chair Keawe: Mr. Katayama.

Mr. Katayama: Thank you, Chair. Brandon, in terms of accreditation, right now the community college is accredited for 2-year programs.

Mr. Shimokawa: That's correct.

Mr. Katayama: What happens in the process if you were to go to a 4-year program? In terms of accreditation.

Mr. Shimokawa: I'm not familiar with what the different requirements are of WASC versus ACCJC. Maui College, if you're familiar with that, recently – within the last, I think, 2 or 3 years – turned into a 4-year...or, got accredited for several of their 4-year programs. We currently don't have any plans to follow them in that regard, but if we did, you know, we would just change the accrediting body that does our accreditation. I don't...you know, operationally, obviously it would change how we, you know...our 4-year programs would be run differently than our 2-year programs because they're longer. From an accreditation standpoint, it's just a different body that performs the reviews, but many of the standards are similar.

Mr. Katayama: Well, I guess, the reason for my question is that based on the ordinance as written, it comprehends the current situation, but hopefully it's universal enough to allow for expansion. Now, does that create sort of a limbo where you transform from a 2-year campus to a 4-year campus that...you don't get accreditation right away, right? Don't you have to, sort of, prove that your credentials are in order?

Mr. Shimokawa: I'm not sure what the process is to transform to a 4-year. I would imagine that your granted some kind of, you know, interim accreditation contingent upon subsequent visits and evaluations.

Mr. Dahilig: Maybe if I can jump in on... The accrediting bodies, as Brandon is describing – WASC is meant for the baccalaureate institutions and ACCJC does those that are 2 years, or junior colleges. They are both affiliated with each other so that the whole western region of states uses these accrediting bodies to verify the academic rigor and sufficiency of the academic program. Kaua'i Community College is eligible to have one (1) baccalaureate degree without moving accreditation bodies. So what they can do is provide an applied bachelor's in one (1) degree discipline or another.

Mr. Katayama: Well, they have nursing, don't they?

Mr. Dahilig: They have...so that's a potential for instance. If the college believes that migrating into a baccalaureate granting program for nursing, let's say, they could, in effect – if you look here under the Table of Uses – build more laboratories or build more lecture halls to accommodate that. The function, as you see on Maui, is not...the campus, physically, has not evolved much since they've transferred from the 2-year to the 4-year. But once they hit a second baccalaureate degree, then they have to move accreditation bodies over to WASC, and that's what's happened in Maui College's situation so that's why you notice the moniker is no longer "Maui Community College"; it's called "Maui College". So that does leave the possibility for that migration. I think in terms of the Table of Usages [sic], the primary change in whether you go 2-year to 4-year is really the curriculum versus the physical infrastructure, and I think when you look at what's encompassed here, it's largely still what would be demanded of a 4-year institution.

Mr. Katayama: Well, the question really is, is the ordinance flexible enough to allow for that transformation? Because you don't want to stifle the college because, to me, a lot of these activities really go to a 4-year college where you need faculty with more credentials or higher credentials, and basically, you need to import and provide accommodations, as well as for students. So as written, does the ordinance allow flexibility for the college to migrate to a 4-year, or better, institution?

Mr. Dahilig: I believe so; yes. It does. And just one added item that in Alex's research, as I mentioned earlier, some of the usages were lifted directly from Hawai'i County's Code, and as you are familiar, Hawai'i County does have the UH Hilo campus, which is a 4-year–

Mr. Katayama: But they were already there.

Mr. Dahilig: Yes.

Mr. Katayama: So the timing was okay.

Mr. Dahilig: Right. So the...but this table of usages does overlay the land use because this, actually, was added as a new land use district for the UH Hilo campus up in Waiakea, also. It was meant to also accommodate those at a doctoral granting institution, like UH Hilo, and so this list of usages comes from that language that UH Hilo would be applied for as well.

Mr. Katayama: Well, I think as long as you don't surrender your accreditation as you migrate because then any kind of expansion becomes prohibitive because you're not meeting the standards as set for making yourself available for this benefit.

Mr. Dahilig: Right.

Mr. Shimokawa: I believe that's the case. We wouldn't relinquish our 2-year accreditation.

Mr. Katayama: Until you got your 4(-year).

Mr. Shimokawa: Right, right.

Chair Keawe: Brandon, what's the inhibitor from going from 2- to 4-? Is it cost and budget? Or is it just a strategic plan that you need to get there and make sure you have enough funding? Or is it population; students? I mean, you're marketing education, right?

Mr. Shimokawa: Right. I don't...I wouldn't necessarily look at it as an inhibitor. It's just, you know, how can the college meet the needs of the island? If...you know, right now we have what is called a University Center, so a lot of our students who want to continue on past their Associate's Degrees and pursue Bachelor's or even Master's Degrees, they can do so through distance learning – taking online courses through the other 4-year universities; West O'ahu, Mānoa, or Hilo. So if...and right now, the number of students that are enrolled in those 4-year or Master programs, it's a few hundred at the most, so the need just isn't there right now at this point. If things were to change in the future or if...yeah, I guess if the needs of the island change and warrant, you know, having more on-island 4-year programs, then we would obviously explore that.

Mr. Katayama: Chair?

Chair Keawe: Yes, go ahead.

Mr. Katayama: Thank you. Would this change positively impact your ability to recruit faculty?

Mr. Shimokawa: I don't believe the zoning change, in and of itself, will affect our ability to recruit and attract faculty. If we develop additional facilities and infrastructure – which would be allowed under this zoning – that would potentially attract, you know, more students or more faculty. For example, if we had on-campus housing.

Mr. Katayama: Well, I guess that's where the central question... If you had the ability to have faculty housing, wouldn't that help your recruitment for faculty?

Mr. Shimokawa: Probably. It may. You know, as you mentioned, a lot of the faculty do come in from off-island and, you know, the housing market, as you guys are well aware of, on the island is what it is. (Laughter in background)

Chair Keawe: What housing market? (Laughter in background) So, I guess, on a long-term basis, Brandon, the college will continue to maintain its current strategy in meeting the needs of the island based on, obviously, population and enrollment, and then make adjustments as we go forward. Have there been any trends or studies done as far as the rate of growth over the last, let's say, 10 years?

Mr. Shimokawa: Sure. Yes. We look at enrollment closely, and over the last 10 years, it's sort of done a...it peaked up 3/4 years ago at the height of the recession and then has gradually come back down. We're still above our historical...you know, maybe for the last 25 years, the max enrollment has been about a thousand students; headcount-wise, not full-time equivalent but just bodies on campus has been about a thousand. In within the last 5 to 7 years, we've crossed that threshold. And as the economy turned south and more people looked for other opportunities to find jobs and increase their skills, we hit our peak enrollment of 1,500 headcount and then it's gradually gone down as more people returned to the workforce. But if the economy, you know, dips again, we would expect to see our enrollment go up.

From a strategic planning standpoint, the last strategic plan we did was in 1999. We're currently revising that now, but that strategic plan was based on a growth and full buildout of the campus to support 3,000 full-time equivalent students, which would be something like maybe 4,500 headcount equivalent, you know, so at least triple, if not quadruple, our size. Those estimates have been revised down given, you know, the population of the island, and you know, the average age of the island is older, you know, versus college-aged students, or traditionally college-aged students. So, we've revised that and our current draft long-range development plan, which, hopefully, will be finalized later this year, has a buildout of 1,500 full-time equivalent which roughly translates to about 3,000 headcount, so still, you know, two to three times what our current enrollment is.

Chair Keawe: Right. And we have to find houses for all those people, right? (Laughter)

Mr. Shimokawa: That's right. Yeah, so...which is what this University zoning would help accommodate.

Chair Keawe: (Laughter) Good. Thank you. Any other questions for Brandon? Thank you.

Mr. Shimokawa: Thank you.

Chair Keawe: Any further questions for Alex, our planner?

Mr. Katayama: Chair?

Chair Keawe: Yes.

Mr. Katayama: Was there any consideration to expanding or just...expanding it to other accredited institutions?

Mr. Dahilig: I think...you know, I will say that what's clear from the report is that our intention is not to have it apply to, let's say, like high schools or, you know, elementary schools; I mean, this is something beyond your typical educational institutions. I think, you know, the reason why we're including, in the discussion, something like, let's say, Island School into this is because of its adjacency to the campus, as well as the fact that as a private institution of learning, they can provide more diversity of experiences, such as...like you see on the Big Island with Hawai'i Preparatory Academy and their dorming program over there. I guess, historically, many of the institutions in Honolulu that were private high school institutions used to have dorming for neighbor island students and as time has gone on, they've eliminated those programs; most recently...Mid Pacific Institute used to have a dorming program, but they eliminated that as such. So whether that makes sense for a program like Island School is a potential, so we want to leave that door open, but also looking at what KCC can provide; I think that was mainly what was in mind in the development of the ordinance. So we're not looking at, you know, minor research enterprises on five (5) acres types of situations not developing a campus. We're looking at a true campus type of situation.

Mr. Katayama: How does this ordinance avail itself to an Island School or Kamehameha School or other institution that, sort of, wants to be a full-service?

Mr. Dahilig: So what would happen is they would have to come in for a zoning change. This does not color anything in on a map. What this does is just establish the opportunity for a landowner to come in and say okay, I want the spacial policy on the map to be colored UNV. So, you know, right off the bat there will probably be, if not at least one, two (2) entities that would come before the Planning Commission – and ultimately to the Council – to ask for this zoning should they get the LUC change. But into the future, you know, it still does not preclude, let's say, a school system like Kamehameha Schools from coming in and saying okay, we want to develop private school campus on Kaua'i. It's the only county that does not have a campus, so that's something that is a potential as well. We think the flexibility for education, which, in my mind, is a clean industry, right? It provides clean jobs for everybody and heightens the intellectual capacity of a community, I think, is always a win-win type of situation and great to have on the island if we can handle.

Mr. Katayama: I think, for that reason, if you provide more opportunity through this ordinance, the island should be better off.

Chair Keawe: I had a question, Mike. So does this zoning...currently in this University zone, the assumption being that it would be the KCC campus, wherever that boundary is, including Island School, what about the Hawaiian charter school, the New Century School? Are they all within that area?

Mr. Dahilig: Yes. So this goes on both the west and east side of the...this would. In terms of what the land use petition is right now in front of the college, it goes on both sides of Nāwiliwili Stream, so that would include the charter schools that are currently there along the stream area. But again, I would leave it up to...it's probably up to the...if this gets passed, it's up to the landowner to come in and actually ask for the zoning area, but my presumption would probably

be that the college would look at their whole campus as being zoned this versus something that is given the current campus proper right now.

Chair Keawe: Yeah, you're not going to piecemeal here and there. I mean, it's the whole—

Mr. Dahilig: That would be my presumption.

Chair Keawe: Okay. Any other questions for Alex, the planner? Are we ready to make a decision on this?

Mr. Mahoney: Chair, I would move to approve Zoning Amendment ZA-2017-4.

Mr. Katayama: Second.

Chair Keawe: It's been moved and seconded. Any further discussion on this item? If not...Alex? Okay, we'll take a short pause.

The Commission recessed this portion of the meeting at 12:07 p.m.

The Commission reconvened this portion of the meeting at 12:11 p.m.

Chair Keawe: Alright. Can we reconvene? We'll turn the floor over to Mr. Dahilig.

Mr. Dahilig: Mr. Chair, my sincerest apologies. There was probably a mix-up in communication with my staff and my understanding of where the ordinance was in presentation to the Planning Commission. I was misinformed and that's my responsibility to make sure that you guys are kept in the loop. At this juncture, and as much as I would love to jump at the prospect of having a "yes" vote on this, we want to make sure that the bill is as clean as possible before it gets over to the Council, so there are a couple items that my deputy has pointed out to me, as well as my regulatory chief, that we need to take one more look at before we pull the trigger on it. So, you know, it's a...in effect, I would love to have the kumbaya moment here (laughter in background), but, I guess, prudence will prevail better if we are able to have the right product before we send it over to the Council. So with that, Mr. Chair, I wouldn't...you may want to refer to the attorney, but I would request a deferral for one (1) meeting. But whether or not the motion dies or not is another question, but I would ask that the item be deferred one (1) meeting.

Chair Keawe: Can we defer it?

Mr. Mahoney: Could I withdraw my motion?

Deputy County Attorney Jodi Higuchi Sayegusa: Yes, you can withdraw the motion, the second, and you can move from there.

Chair Keawe: Okay.

Mr. Katayama: Withdraw the second.

Chair Keawe: (Inaudible), withdraw the second. Alright.

Mr. Dahilig: Again, my apologies, Commissioners.

Chair Keawe: Mike, you guys never screw up. (Laughter in background) It's okay. (Laughter in background) Okay. Mr. Mahoney.

Mr. Mahoney: Yes. I would like to withdraw my motion.

Chair Keawe: Okay.

Mr. Katayama: Withdraw the second.

Chair Keawe: Alright. So this is off the table and we will defer to a future meeting.

Mr. Dahilig: I guess a request to defer to the next meeting.

Chair Keawe: Alright. Can we get a motion?

Mr. Mahoney: Chair, I'd like to move to defer to the next meeting.

Chair Keawe: Okay.

Mr. Katayama: Second.

Chair Keawe: Second. It's been moved and seconded. All those in favor? (Unanimous voice vote) Any opposed? No. That's it. Motion carries 4:0. Okay. Is that the end?

ANNOUNCEMENTS

Topics for Future Meetings

The following scheduled Planning Commission meeting will be held at 9:00 a.m., or shortly thereafter at the Līhu'e Civic Center, Mo'ikeha Building, Meeting Room 2A-2B, 4444 Rice Street, Līhu'e, Kaua'i, Hawai'i 96766 on Tuesday, April 11, 2017.

Mr. Dahilig: Well, Mr. Chair, just a couple things. We will get the topics for the future meetings circulated to you via email; we don't have those available at this moment. We do have the three (3) permits at the next meeting.

Chair Keawe: Okay.

Mr. Dahilig: And I guess I do have one other announcement and that is today is Commissioner Katayama's last meeting.

Chair Keawe: I understand and I was just going to turn the floor over to Commissioner Katayama. But go ahead, Mike. Do you want to go first?

Mr. Dahilig: Well, you know, I will say this. It's...talking like an old person, but I- (Laughter in background)

Mr. Mahoney: Easy.

Mr. Dahilig: Wayne is the last Commissioner sitting around the table that hired me permanently 6 years ago, so I hope that over the past 6 years, he hasn't regretted that decision. (Laughter in background) But it's been a real pleasure to work with you and the level of passion and care that you have for both the island, the agriculture industry, and as well as just this community in general. I have never walked away from a discussion with you, Wayne, where I've said "I got it" because it has always been a great mental challenge that you've always forced us to look at the Rubik's cube a different way and to never just be satisfied with the work product. You have always been pushing us, even up 'til this morning in my office at the last minute when (it's) your last meeting; we're still talking about policy, we're still talking about how can we make things better. And that's the culture that, you know, I hope I can still continue to impart based on that leadership that you've given to our department as an example, and to that, you know, we're eternally grateful. I think we've become a better department and a better operation because of your leadership, once as Chair, but also as you've continued to be involved in everything from operational guidance, human resource guidance, as well as even things regarding just general policies. So, you will be sorely missed, but I'm sure you're not going to run away. I'm still going to get calls. (Laughter in background) We just want to present you with a lei. We'll be doing a more formal mahalo for you at a later date, but we just wanted to, again, present you a lei and mahalo for everything. (Applause)

Chair Keawe: Mr. Katayama.

Mr. Katayama: Thank you, Chair. Yeah, some of us have to live with our past sins. (Laughter in background) However, I really...at this last meeting, I need to have some thank you's. First of all, to the public which...you know, they come out and provide, to me, valuable input in gauging the temperature, and also a wide range of perspective as we go through the different processes; not just the GP, but even through the permitting process as well. So I really appreciate that because I know how hard it is to come in and testify, take the time out of their busy schedules. Secondly, I would like to thank the Director and the Deputies, and the Department Heads, and the members of the Planning Department themselves because, really, they've taken commissioners that don't know even where the doorknob is to the Department, have educated us through a very complex matrix of how the system works and how to view it on an equitable and fair basis. Really, the challenge does not come with any preconceived notions, but to look at what the best outcome is for the community. So, you know, in terms of the 6-year process, you know, everyone in the Department has educated me personally, so I would like to thank them, including the County Attorneys as well that have sat in these seats and really have schooled me on...and given me insight. And as I leave my chair here, I feel pretty good about where the Department stands from a perspective of the culture and the intellectual capital it has to really form a, to me, a balance between the economy, the environment, and the culture to

maintain what we like about Kaua'i. You know, if we weren't concerned, we wouldn't be here. I think they have done a great job in transforming themselves from a regulatory and a planning agency and adding on enforcement as well. And over the last 6 years, what I have noticed from every person in the department is they've continued to get better; they've never stopped learning. I think that's important. As Mike said, the culture that he has embedded, I think it's healthy and I think it's ready and able to cope with making Kaua'i a better place for everybody; balancing the three (3) spears that we need. So, thank you very much. The smile is really a frown, but hard to judge the difference. So anyway, thank you very much everybody. Thank you, Chair.

Chair Keawe: Thank you. (Applause) Well, as fellow commissioners, we all hope to achieve...you've set the bar real high, so we hope to be able to achieve the level of expertise that you currently have, and we thank you very much for your service.

If there's nothing else on the agenda, move for adjournment?

Mr. Mahoney: Chair, I'd just like to add my personal thanks to Commissioner Katayama for his leadership and comments. It was always a...he was a great mentor to all of us on the Commission and I personally want to thank him for all his time; how he's helped me, personally, and the rest of the Commission.

Chair Keawe: Mr. Ho.

Mr. Ho: Yeah. I still carry some of his wisdom with me and I hope he can see it when I make a decision (laughter in background) if it's right or wrong.

ADJOURNMENT

Chair Keawe: Okay. If there's no further business, I'll entertain a motion to adjourn.

Mr. Mahoney: Chair, move to adjourn.

Mr. Ho: Second.

Chair Keawe: All those in favor? (Unanimous voice vote) Motion carried 4:0. Thank you.

Chair Keawe adjourned the meeting at 12:20 p.m.

Respectfully submitted by:



Darcie Agaran,
Commission Support Clerk

() Approved as circulated (add date of meeting approval)

() Approved as amended. See minutes of _____ meeting.